



# What a home should be

featuring —

Many Popular Home Designs

Women's Congress Homes

Modern Kitchens

Interior Suggestions

Remodeling Ideas

Interesting Information  
for the Homemaker



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# *Thanks* TO THE LADIES

It is with sincere appreciation that we acknowledge the thoughts and ideas for better family living as expressed by the ladies of America.

Sharing with you as we know we do the best interests of our community and knowing that good housing is most important, we take pride in presenting throughout the following pages of this colorful book these practical ideas based on family needs and comfort in a home.

We trust this service will be both interesting and helpful to you.

*Sincerely,*

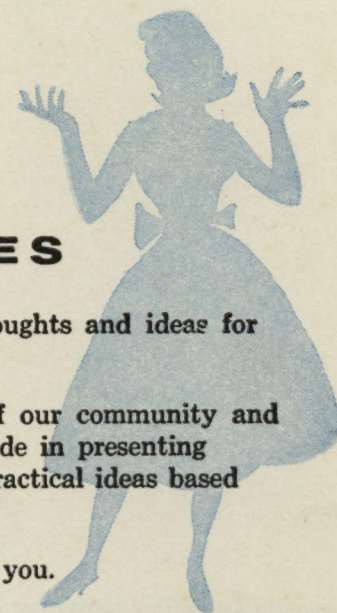
WILKE & REHN CO., INC.

P.O. BOX A

PHONE 3421

BEECHER, ILLINOIS

WILKE & REHN CO. INC.





TO THE LADIES

Thank you

It is with sincere appreciation that we acknowledge the thought and time  
of our family living as evidenced by the letter of August 1914.  
Sharing with you as we know we do the best interests of our country and  
knowing that good breeding is most important, we take pains to preserve  
throughout the history of the world with the greatest care and  
of family name and comfort in a home.

We trust the service will be both interesting and helpful to you.

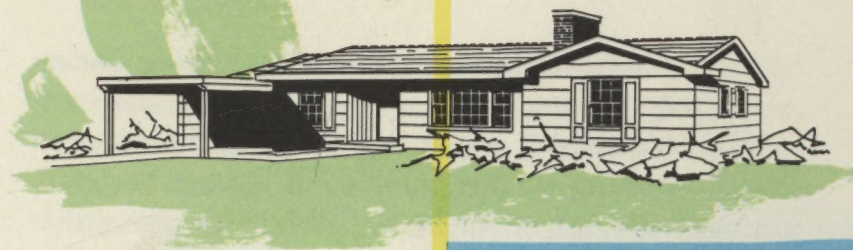
Sincerely,

WILLIAM & JOHN CO. INC.

WILLIAM & JOHN CO. INC.

100 N. W. 1st St. Miami, Fla.





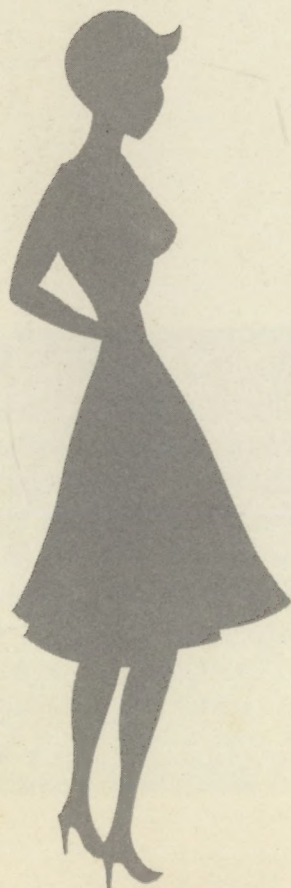
The homemakers of America furnished the theme and inspiration for this book. Gathered together in a Women's Congress on Housing in Washington, a group representative of thousands of wives and mothers the country over made known to the nation that what they felt an American home should be. Their ideas are here presented, along with many of the answers to their problems and questions—solutions produced by some of the country's foremost architects, designers, builders, manufacturers of materials and equipment for the home. Somewhere within the 96 pages of this book is just the remodeling idea or new home design that will help bring better living to your family.





*"Here is what a home should be"*

## —Women's Congress on Housing



A famous advertising slogan states, "Never underestimate the power of a woman". And it's true. Woman's opinion is a strong factor in the selection of everything we buy, whether it is for a husband, for the family, or for herself. What Mother wants in her home is the most important consideration of all. Recently the federal government gave this serious thought, and the Housing and Home Finance Agency invited women from all over the country to express their opinions on what they feel a home for a growing family should be. Thousands of letters were received, and a Women's Congress on Housing was held in Washington.

The ideas of more leisure time for the whole family and a more closely knit family group were dominant in the letters and in the discussions.

There was a slight note of consternation from the mothers, indicating that with more people in the house more of the time, there tends to be more work. There are more meals and snacks to prepare;

there is more cleaning to be done, more possessions to be stored. This emphasizes the importance of having a house geared to today's living. If Mother's chores are mounting, and with domestic help impossible to get even for families who can afford it, efficient planning and maximum dependence upon labor-saving equipment are deserved by every woman who has to keep a home running.

In particular was pointed up the need for separate quiet and active areas in the home—an active area where the family can be together to share common interests and a quiet area where each individual has a space of his own, no matter how small.

The natural development of the family room as an adjunct to the kitchen came in for extensive discussion. If Mother is to be with her family, they must join her; and since she spends a greater portion of her working time in the kitchen, this is the area to be expanded.

These women felt that the formal living room





was becoming less and less important, almost fitting into the same category as the old-fashioned parlor—a place always in order, ready to receive an unexpected caller. To compensate for the large family room, the living room would be acceptable in smaller size.

Another important request was for some kind of a “decontamination area” near the kitchen entry—a place where rubbers, muddy boots or sandy clothes can be removed before the dirt is tracked through the house. A toilet and lavatory convenient to this entrance were desired.

The importance of adequate storage in the home also was stressed. There was a preference for basements over a large area of the country. Apparently this was based on a desire for assurance of adequate storage. Claimed substitutes for basement storage are not always satisfactory.

These were the most basic thoughts brought out in the discussions and in the letters received. On

the whole the women appeared to be interested primarily in what the home could do toward enhancing family living values. The design of the house itself as a structure was considered only indirectly in this relationship. And this is as it should be—if any house does not effectively do its job in helping the family live together more happily, it is functioning merely as a shelter, a place to come in out of the rain.

The new home designs in this book are presented from the family viewpoint. There are plans for every budget, for almost every family living pattern. It must be recognized that not every house can fill all requirements, but that each, for the investment involved, meets a special set of conditions. There is probably no plan anywhere that meets all the requirements of the composite Magic Dream Home envisioned by the Women’s Congress on Housing.

A concentrated effort has been made, however,





## *Some plan features every home should have...*

on the first four plans in this book, to present designs that fulfill the major requirements brought out during the Women's Congress. Study these plans created by architects commissioned by the National Retail Lumber Dealers Association. Check them with the ladies' important suggestions shown on Page 5, and see how closely they coincide with your ideas on what a home should be.

Today's home is a vastly improved quality product providing more comfort and convenience throughout with a greater degree of automation than ever before. The homes that our parents built did not have automatic heat, automatic hot water, insulation, freezers, automatic dishwashers or clothes washers and dryers, garbage grinders, rustproof screens, built-in storm sash, air conditioning.

Mass production has brought good living within the reach of more families than ever before. It has given the housewife the same break given to the

production line worker, considering that her hours and minutes are valuable too.

All this is good for the family, too. Since Mother has more leisure to spend in recreation and in becoming acquainted with her children, families are becoming more closely knit. This new leisure, and, it cannot be denied, television, have created a new type of living. Many families have decided to add an extra area called the "family activity room" to the house. It is here that the TV set and the popcorn popper hold sway.

But a family room is only one detail in the plan to simplify housework and provide more leisure time for the American family. Before you plan your new home or the remodeling of your present one, be sure to consider the modern living requirements illustrated on the opposite page. These are some of the suggestions resulting from the recent Women's Congress on Housing. You will note that each is a real design-for-living convenience; all are im-

portant factors in adjustment of a house to today's living trend.

One of the questions that keeps many a family in a state of indecision is whether to build or buy a new home, to buy an old home and remodel it, or to remodel the present home. There are hundreds of pros and cons on this subject. If you are already living in an older house, you will be strongly influenced by how much you like the house and the neighborhood.

If your lot is adequate, don't hesitate to add a room or wing. Such a project calls for a minimum of alteration, gives you a wide selection of extra living facilities—the addition can have any function. It can be a bedroom, den, dining room, or kitchen—whatever you need the most now.

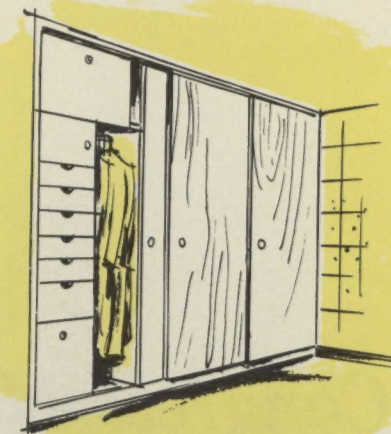
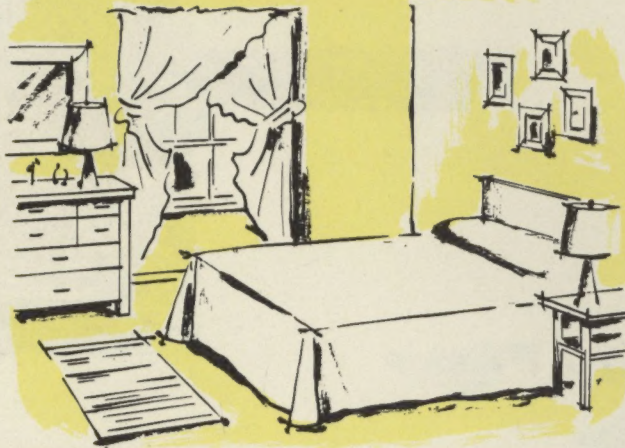
Whether you build or remodel, the new home designs and room ideas featured in this book will enable you to make your home exactly "*what a home should be*".



The home with children should have at least three bedrooms, in a quiet area.



A separate dining room or dining area adjacent to the kitchen is desirable.

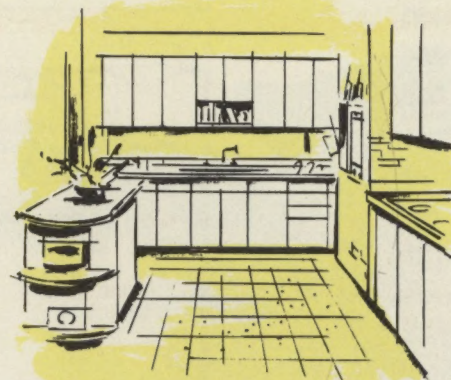


There just can't be too much closet and storage space in today's home.

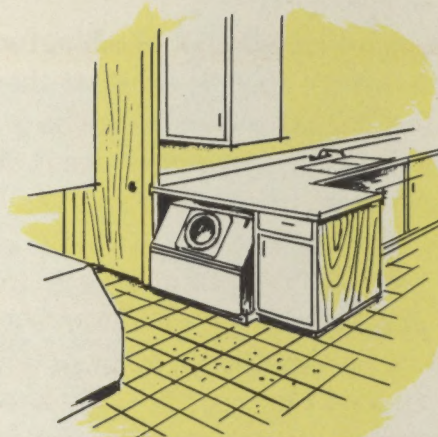


desirable

Children should have a durable play area, close to Mother's working area.



Kitchen design should be such that work can be done with least effort.



Laundry area should be convenient to the kitchen, but not part of kitchen.

There should be quiet area for everyone, away from noisy activity areas.

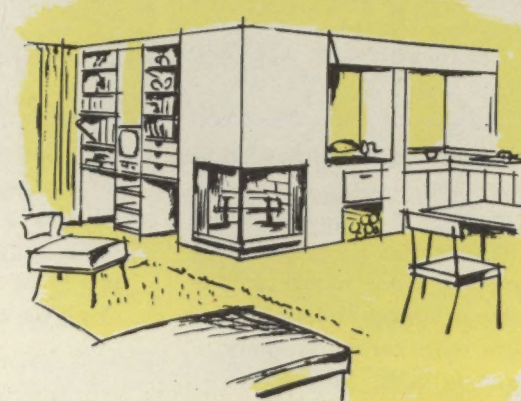
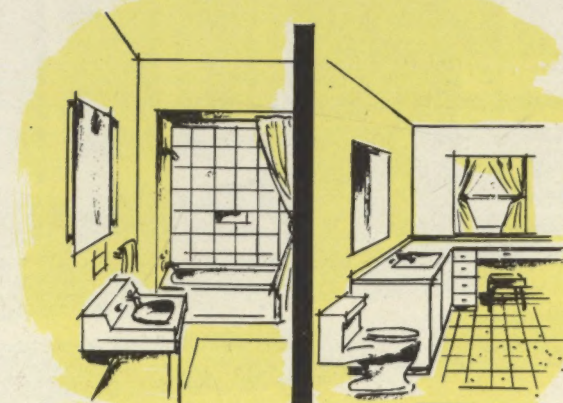


design

One bathroom isn't enough — there should be at least another half bath.



Garage or carport should have storage for tools and outdoor equipment.



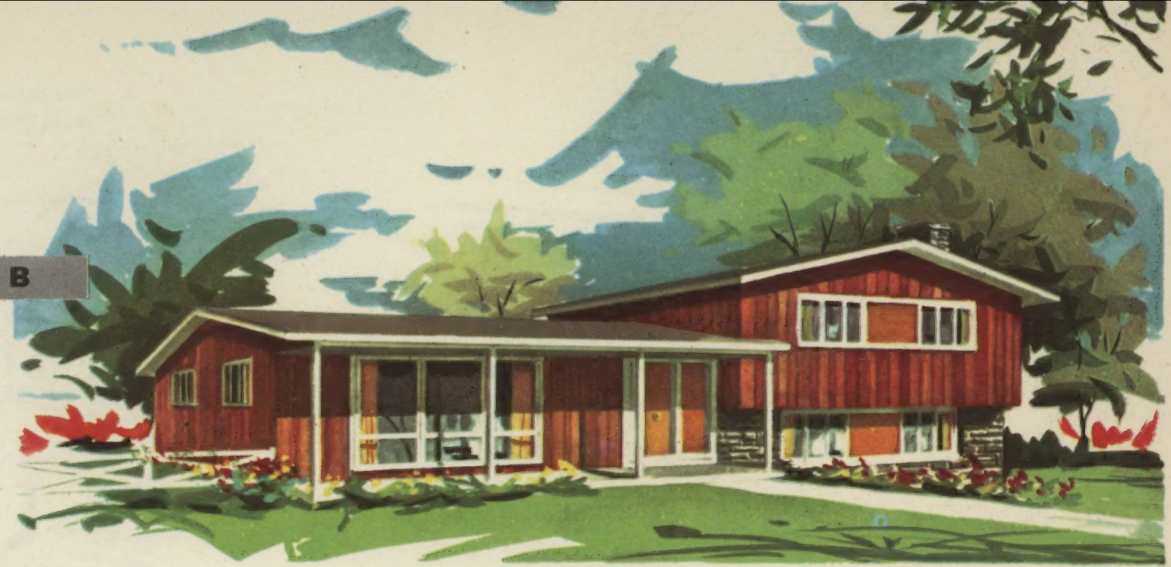
A family activity area, close to the kitchen, is highly desirable today.



features

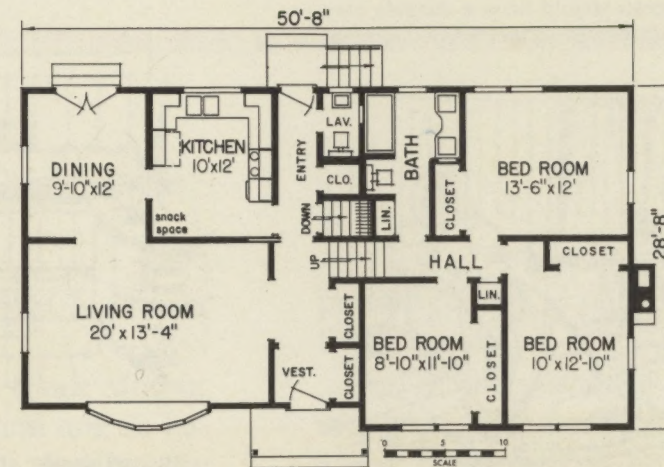


ELEVATION B



## Women's Congress Homes . . .

At their recent Congress on Housing in Washington, the women of America were painstakingly specific on what they felt a home should have. And we feel that the woman's angle is probably the most important in the design of any home—for it is Mrs. Homemaker who has to spend more hours there than anyone else. Her preferences are hardly ones against which we can give argument—it makes sense to have a “decontamination area” near the service entrance; it makes sense to have a separate area for family activities, to separate quiet sleeping areas from living and work areas that tend to be noisy. Our first four houses are designed around the most important points raised during the congress. Note that each offers a choice of several exterior elevations.



MAIN LIVING LEVELS

### WOMEN'S CONGRESS HOME NO. 1

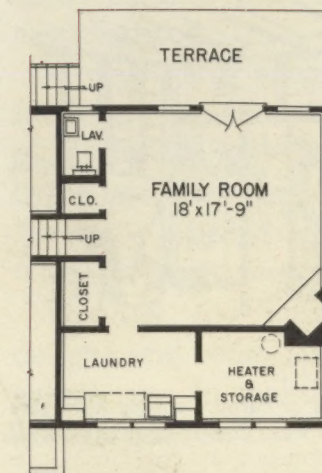
**Asplit-level design** that you can look at three ways—each so handsome that it's hard to make a choice. Characteristic of the split level is the full use of economical semi-basement space. This permits a huge family room with corner fireplace, double doors opening to a terrace only a couple of steps below grade. The laundry is convenient, too, only a half flight down from the kitchen level. Bath space is generous—with

half bath at the rear entry, another for exclusive use from family room or laundry, a full bath with twin lavatories at the bedroom level. There are plenty of closets, another Women's Congress must.

### DATA

Living area, upper levels, 1,391 sq. ft.  
lower level, 601 sq. ft.

LOWER LEVEL







ELEVATION C

ELEVATION A





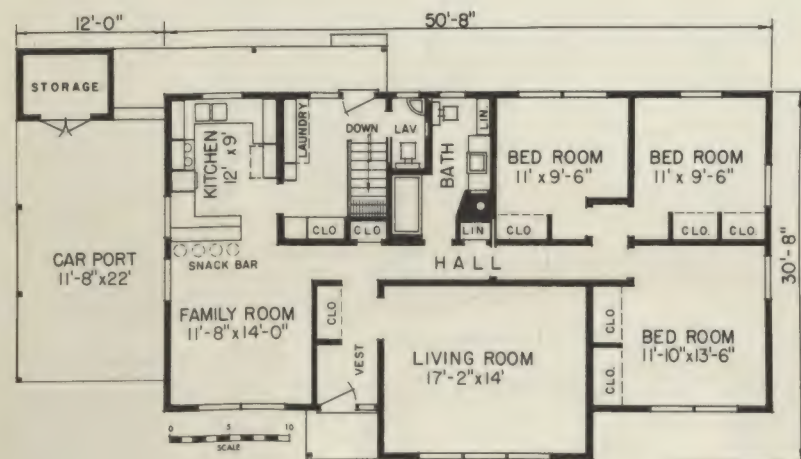
## WOMEN'S CONGRESS HOME NO. 2

The snack bar dividing the kitchen work area from the family room, which doubles as a dining room, imparts an air of real informality to this home. With this arrangement, it is certain that Mother will have plenty of companionship during the day. The family room is large enough to make a perfect spot for little ones to play, or for teenagers to congregate. The back entry area is fully used, furnishing space

for laundry just around the corner from the kitchen, space for peeling off boots and muddy clothes, provided with a half bath at just the right location to stop in-and-out emergency traffic before tracks are made through the house.

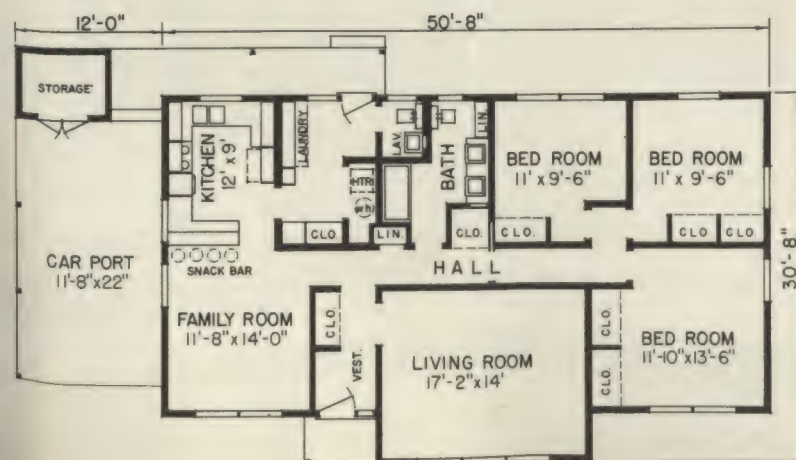
### DATA

Living area, either plan, 1,418 sq. ft.  
Carport and storage, 410 sq. ft.



PLAN 1,  
WITH BASEMENT

PLAN 2,  
WITHOUT BASEMENT



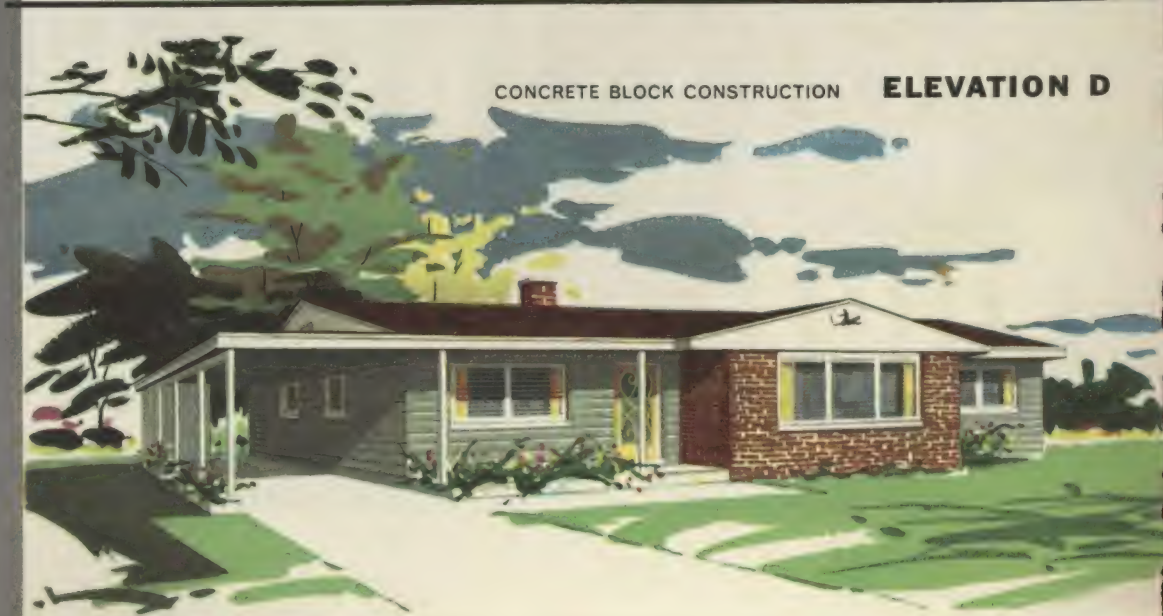
ELEVATION B



ELEVATION C



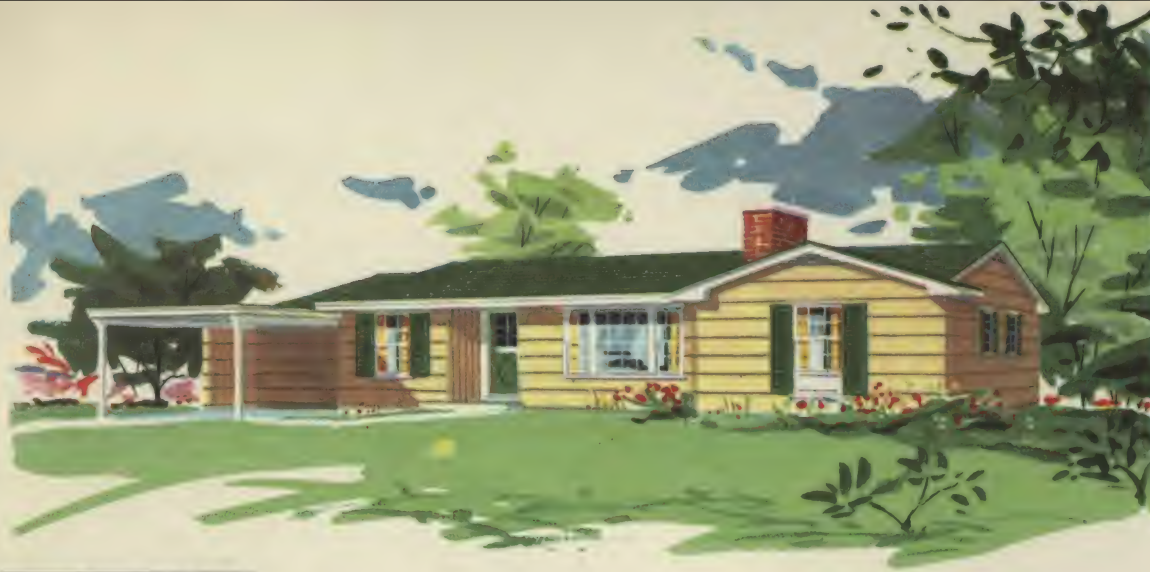
CONCRETE BLOCK CONSTRUCTION ELEVATION D











ELEVATION B



ELEVATION C

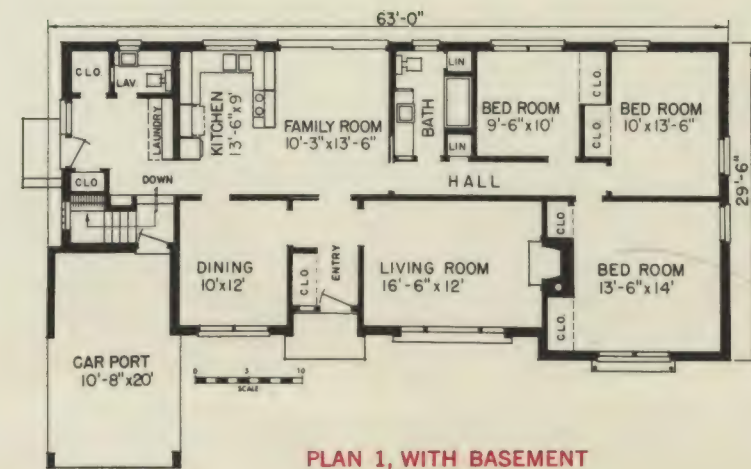
### WOMEN'S CONGRESS HOME NO. 3

The idea of indoor-outdoor living is put forth in this single-story ranch home, with large sliding doors opening the family room to the back yard—a large porch or terrace could be built here, with the two areas functioning as a unit when the weather permits. This is our largest Women's Congress home, and it has a separate private dining room in addition to the family room. Here again is a large service entry hall

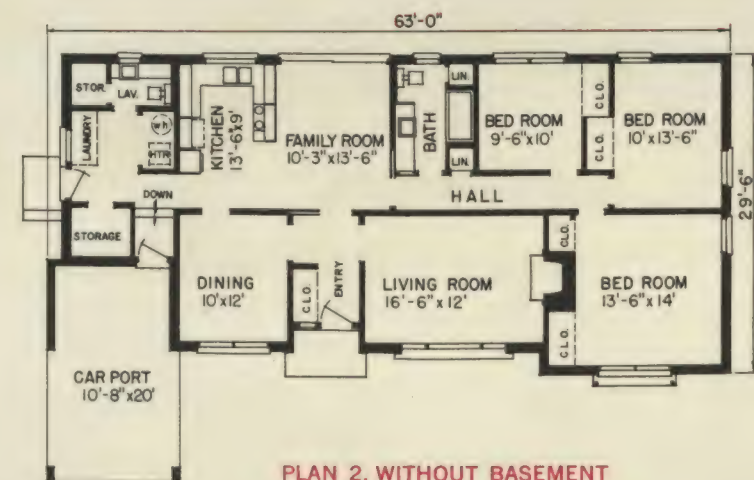
with adjacent lavatory—the decontamination area. The separation between the sleeping rooms and the active, noisy part of the house is noticeably strong in this design. Another feature: no living room through-traffic.

### DATA

Living area, either plan, 1,623 sq. ft.  
Carport, either plan, 229 sq. ft.



PLAN 1, WITH BASEMENT



PLAN 2, WITHOUT BASEMENT





**ELEVATION D** CONCRETE BLOCK CONSTRUCTION

BRICK VENEER CONSTRUCTION **ELEVATION A**





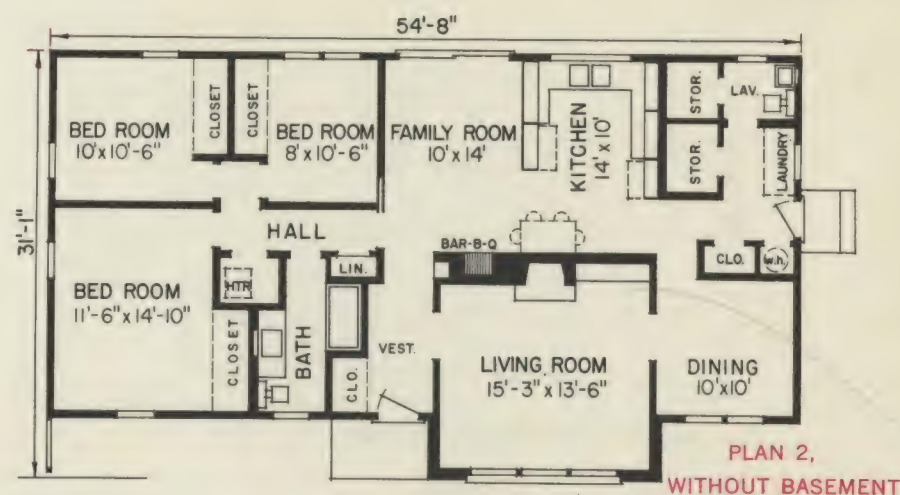
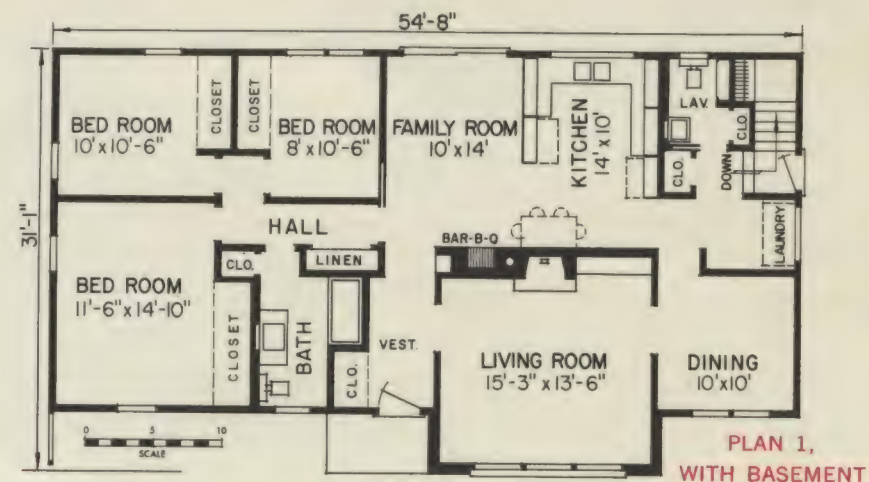
## WOMEN'S CONGRESS HOME NO. 4

The huge chimney adds to the attractiveness of this home, also adds a barbecue fireplace to the family room. Again we have a house with large terrace doors opening to the rear, integrating indoor and outdoor living. A substantial area has been left between kitchen and family room for eating; the quiet, almost secluded dining room can be taken over for elaborate dinners or meals where

guests are invited. The living room, though of good size, is relatively small, is considered more as a conversation parlor, with most of the family's time being spent in the more informal living area. Storage is especially well planned in this home.

### DATA

Living area, either plan, 1,516 sq. ft.



ELEVATION B



ELEVATION C







**ELEVATION A**



**ELEVATION D**

CONCRETE BLOCK CONSTRUCTION



## Consider the kitchen . . .

When you stop to consider the time that Mrs. Homemaker spends in her kitchen, it is easy to see why this room is probably the most important place in the house as far as the average feminine adult is concerned. You, Mother, have the important job of getting a husband off to work in the morning, anywhere from one to a half dozen vigorous children off to school. This means that you are busy in the kitchen starting with the very first morning moments, seeing to it that the small fry and Daddy are properly stuffed with vitamins, orange juice and their favorite brand of shredded wheat. After this you are cleaning up the breakfast mess; then you are off to make up the beds, do a few other chores; and before you know it you are back in the kitchen again—lunch. If there is an infant in the family, there is still more time to spend here. It's the same all over again for the evening meal.

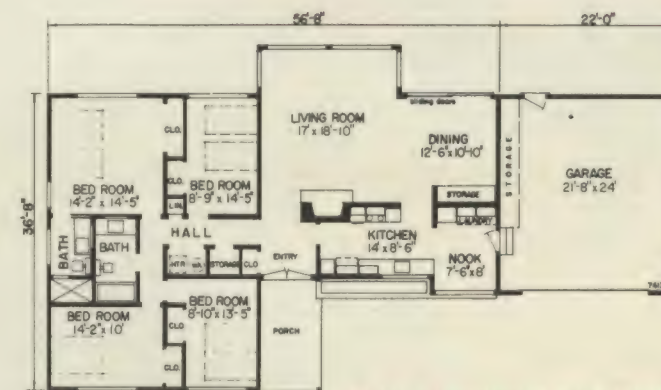
With the average homemaker spending 5 to 7 hours every day in the kitchen, it is of utmost importance that this be a well



The compact kitchen has an efficient work triangle



PLAN 1, WITH BASEMENT



PLAN 2, WITHOUT BASEMENT

### DESIGN NO. 7413

**The true Western ranch flavor** will make this long, low home outstanding in any neighborhood. It's a big house. You will like the big informal kitchen with built-in barbecue. The dining-living room arrangement also is outstanding, all glass in the back and with a huge bay that brings the sunshine into the house. Sliding glass doors invite a pleasant combination of indoor and outdoor living.

### DATA

Living area, 1,656 sq. ft.  
Garage area, 528 sq. ft.  
Porch area, 120 sq. ft.







# kitchen . . .

planned room. Yet most kitchens aren't. But you are going to build a new home. You have every opportunity to achieve a kitchen that is up-to-the-minute in efficiency, a pleasure to work in. A good kitchen costs no more than a bad one, so why not make the best of good planning?

What are the attributes of a good kitchen? A good kitchen has a work area planned for a minimum of steps. It has adequate cabinet space, adequate work-surface area. It is arranged so that racing children, delivery men, a husband bent on mixing a gourmet's salad dressing do not interfere with the more important business of preparing a meal.

It is not always possible to achieve the ideal in a home plan. There is the budget to consider. There are compromises on room sizes that may not permit a kitchen to take the space best suited to your work habits. Your family may insist on a formal dining room, or on a large living room that forces the kitchen to sacrifice some of its space. You may decide to go all out for the



The U-shaped kitchen is easy to work in

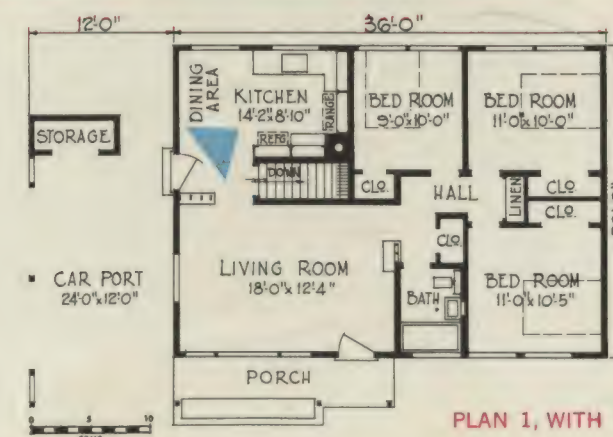
## DESIGN NO. 7509

**The long, low look**—The rectangular plan of this tiny three-bedroom ranch home makes for utmost economy in construction. The low pitch of the roof and the extension over the carport makes the house appear larger than it is. Semi-open planning between kitchen, living area and hall gives a feeling of spaciousness. We have here the ideal U-kitchen design, which keeps the children out of the work triangle; kitchen eating area

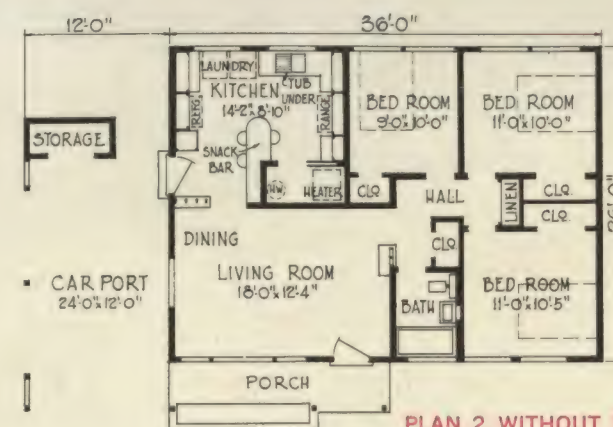
is also arranged to eliminate cross traffic in both basement and basementless versions.

## DATA

Living area, either plan, 936 sq. ft.  
Carport area, either plan, 288 sq. ft.



PLAN 1, WITH BASEMENT



PLAN 2, WITHOUT BASEMENT









This is a U-shaped kitchen. The work triangle area—refrigerator, sink, range—is remarkably compact. Traffic is completely by-passed. An added attraction is the out-of-the-way office corner and breakfast nook at the lower right in the photo.

This corridor kitchen has range, sink and refrigerator all in a row. This arrangement insures a relatively traffic-free work area. If there is an alternate path, however, the refrigerator might be more conveniently placed across from the sink.

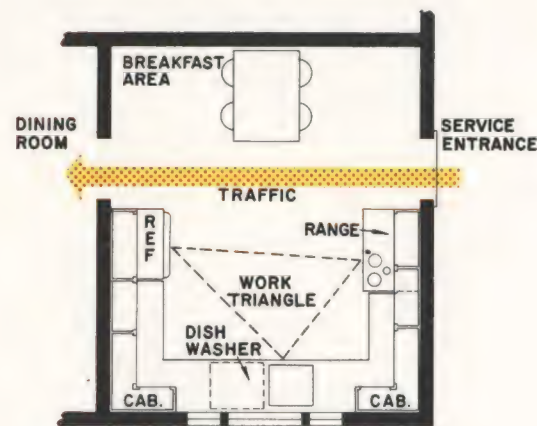


## *kitchen . . .*

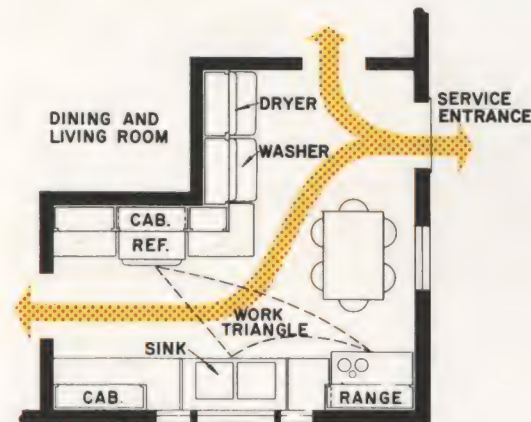
latest concept in home planning, which makes the "family room" an important part of today's home. The family room is usually close to the kitchen or adjacent to it, often an integral part of the kitchen arrangement, so that there is easy access for snacks and soda pop.

In general there are three types of kitchen plans, the straight-in-line, the L shape and the U shape. Which of the three is best adaptable to any plan depends on the amount of floor space available, and on the location of doors and windows. The U-shaped plan has long been lauded as the homemaker's dream, but highly efficient arrangements also can be achieved with the other two. The in-line kitchen sometimes is faced with a problem,

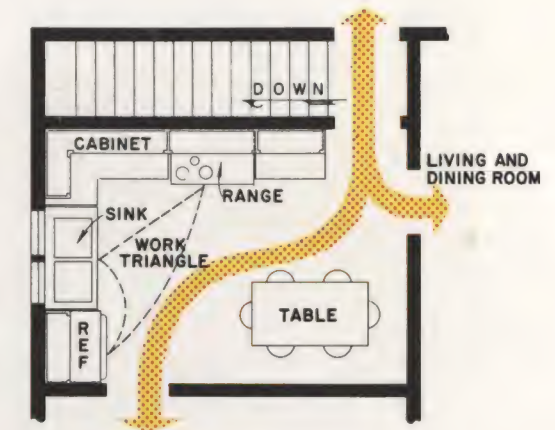




A typical U-shaped arrangement. There are a number of variations possible with the U, the L and the corridor. This design is a true step saver.



This "in-line" kitchen has a well arranged work area, and an alternate traffic path which by-passes interference during the busy hours of the day.



The work triangle in the L-shaped kitchen usually can be arranged for a minimum of interference. As laid out here, the traffic path skirts the triangle's edge.

in that location of the service door forces traffic through the work area, frequently at the crucial hours. The L kitchen also can encounter this problem, although usually it is possible to locate the basic kitchen units—range, refrigerator and sink, so that the work area is free of traffic conflicts most of the time. The U plan completely eliminates trespassers from the work area, permits all kitchen tasks to be accomplished with minimum of steps.

When analyzing your kitchen plan, it is important to keep in mind what the home economists call the "work triangle." The meal preparation activities, and clearing up and dishwashing require a great many steps during the day. In every kitchen the steps that Mother takes in the daily routine cover roughly a triangular path, with stopping points at the range, refrigerator and sink. If there is any considerable flow of in-and-out traffic across any part of this triangle during the busy moments of the day, there is trouble. Sometimes it is downright dangerous. If a

The L-shaped kitchen is probably found in more homes than any other. This colorful room has oven, range, refrigerator and sink all within a couple of steps of each other. Here is convenience and efficiency compactly arranged in a minimum of space.





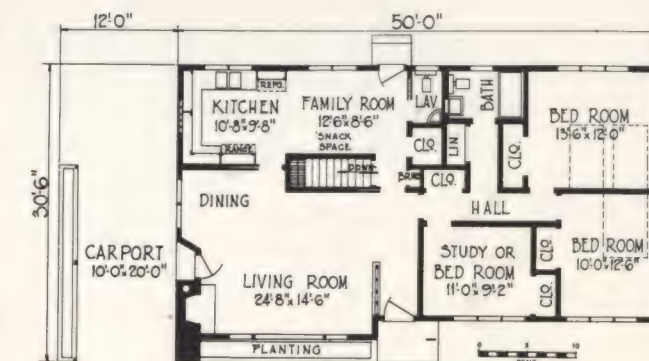


*kitchen . . .*

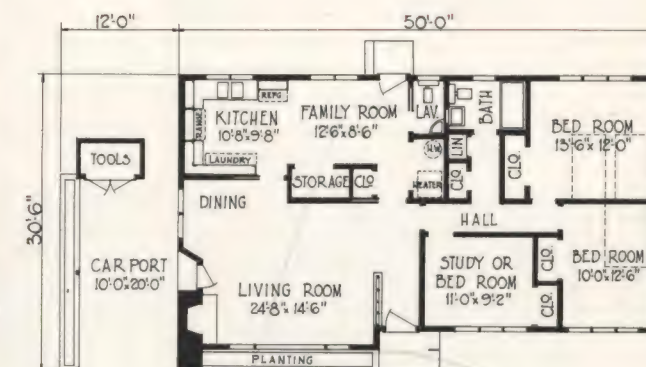
pair of romping kindergarteners are bound full speed ahead across the leg of the triangle between refrigerator and sink just at the moment Mother is transporting a watermelon for cutting, it is easy to see that injuries to all concerned, including the watermelon, can result.

With the in-line or corridor type of kitchen, an alternate path for in-and-out traffic should be worked out if possible, so that, at least during the meal-preparation period, Father and the children can be steered around the vital areas without undue confusion.

With most in-line kitchens the refrigerator can be placed on either side of the corridor. Consider in which direction most



PLAN 1, WITH BASEMENT



PLAN 2, WITHOUT BASEMENT

## DESIGN NO. 7623

**This is one** of the most efficient plan arrangements possible for a one-floor three-bedroom house—short hall space, bedrooms in a cluster at one end of the house, living and work areas sharply separated from the sleeping area and served by a separate lavatory. The family room adjacent to the kitchen makes this a home ideally planned for a family with growing children.

## DATA

Living area, either plan, 1,334 sq. ft.  
Carport area, plan 1, 207 sq. ft.  
plan 2, 230 sq. ft.  
(includes storage)





## DESIGN NO. 7523

**Family activities** are given precedent in this two-bedroom house with multi-use room in back of the carport. Quick access from this point to the back yard, and location of a half bath next to this entry makes it a wonderful plan for a home where children are constantly in and out.

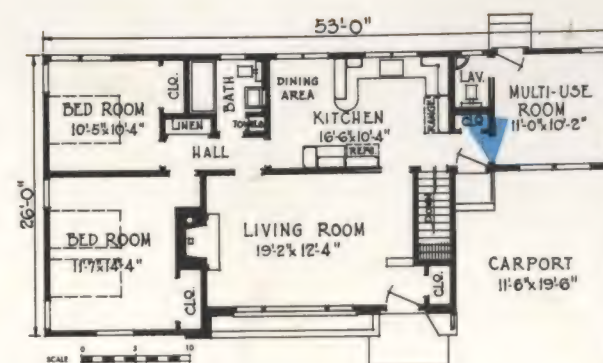
## DATA

Living area, plan 1, 1,115 sq. ft.  
plan 2, 1,228 sq. ft.  
Carport area, plan 1, 270 sq. ft.  
plan 2, 240 sq. ft.

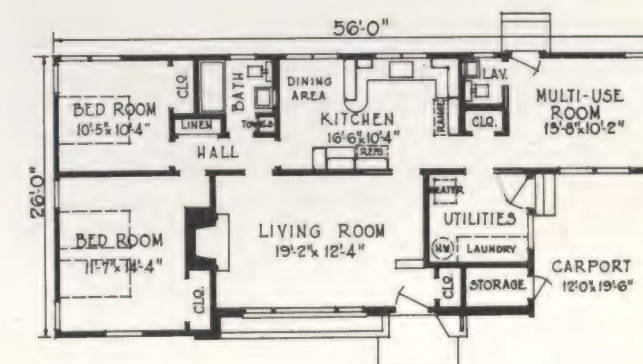
refrigerator approaches are made during meal preparation time, and place the refrigerator on the side that requires the least back-and-forth movement across the corridor area.

With any of the three working arrangements, it is wise to have the refrigerator close to the service entrance door for delivery convenience, unless your shopping habits are patterned on bringing in all the groceries through the front entry—many families do just that—in which case it may be better to have the refrigerator in another spot. It is desirable to plan countertop space adjacent to the refrigerator, and positioned so that the refrigerator opens toward the counter, for convenient loading.

With built-in ranges and ovens as popular as they are, it is



PLAN 1, WITH BASEMENT



PLAN 2, WITHOUT BASEMENT



# kitchen . . .

important to consider countertop space here, too. Since the introduction of the built-in oven, thousands of them have been framed into walls remote from counterspace—result, the hot roast lands on the floor for lack of an emergency spot to deposit it.

Studies of kitchen tasks have established the most comfortable and efficient working heights, countertop areas, distances from one work center to another. The average housewife can reach an upper cabinet shelf 5 feet, 10 inches from the floor satisfactorily, has trouble beyond this height. Ordinarily top cabinets should clear the counter surface by 16 inches for working comfort. Over a range or sink the 22-inch clearance has been found more convenient. Almost all kitchen layouts are based on using a counter depth of 23 inches out from the wall, and appliances are built to fit this dimension. Counter surfaces are a standard 36 inches from the floor.

If you are adding a planning desk to the counter area, with provision for a chair, the desk height should be 31 inches. Many families consider this little “office” corner a really essential part of the kitchen—it is here that daily schedules and menus are made

## DESIGN NO. 7414

**An economical home**—This new three-bedroom split-level design jealously conserves every possible square inch of space. Hall space has been kept to a minimum, and the bathroom facilities have been skillfully fitted into a compact area. The kitchen, too, is small, but planned for convenience; and serving for either the breakfast nook or dining room requires the fewest possible steps. The den at garage level could function as a fourth bedroom. The exterior has a modern flavor, with

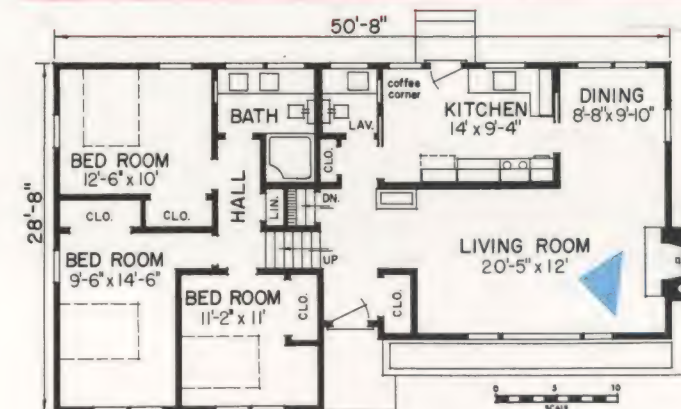
interesting window treatments and charming use of the built-in masonry planting wall. Another good split-level feature—it's just a few steps down to the garage. No need to face the weather, ever.

## DATA

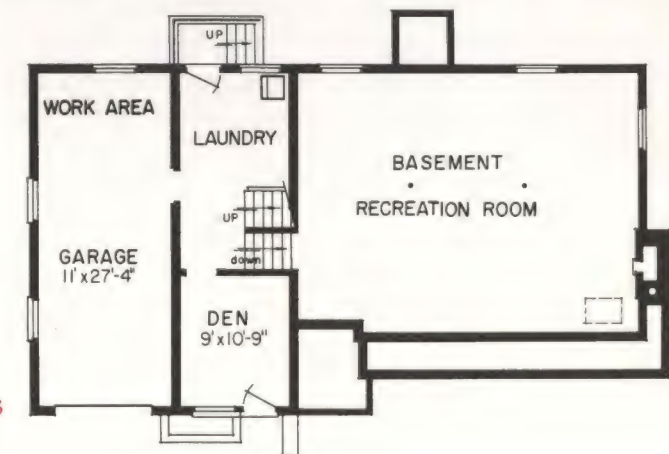
Living area, upper levels, 1,200 sq. ft.  
lower level, 313 sq. ft.  
Basement area, 630 sq. ft.  
Garage area, 264 sq. ft.  
Porch area, 42 sq. ft.



Plantings inside and out add life to the living room

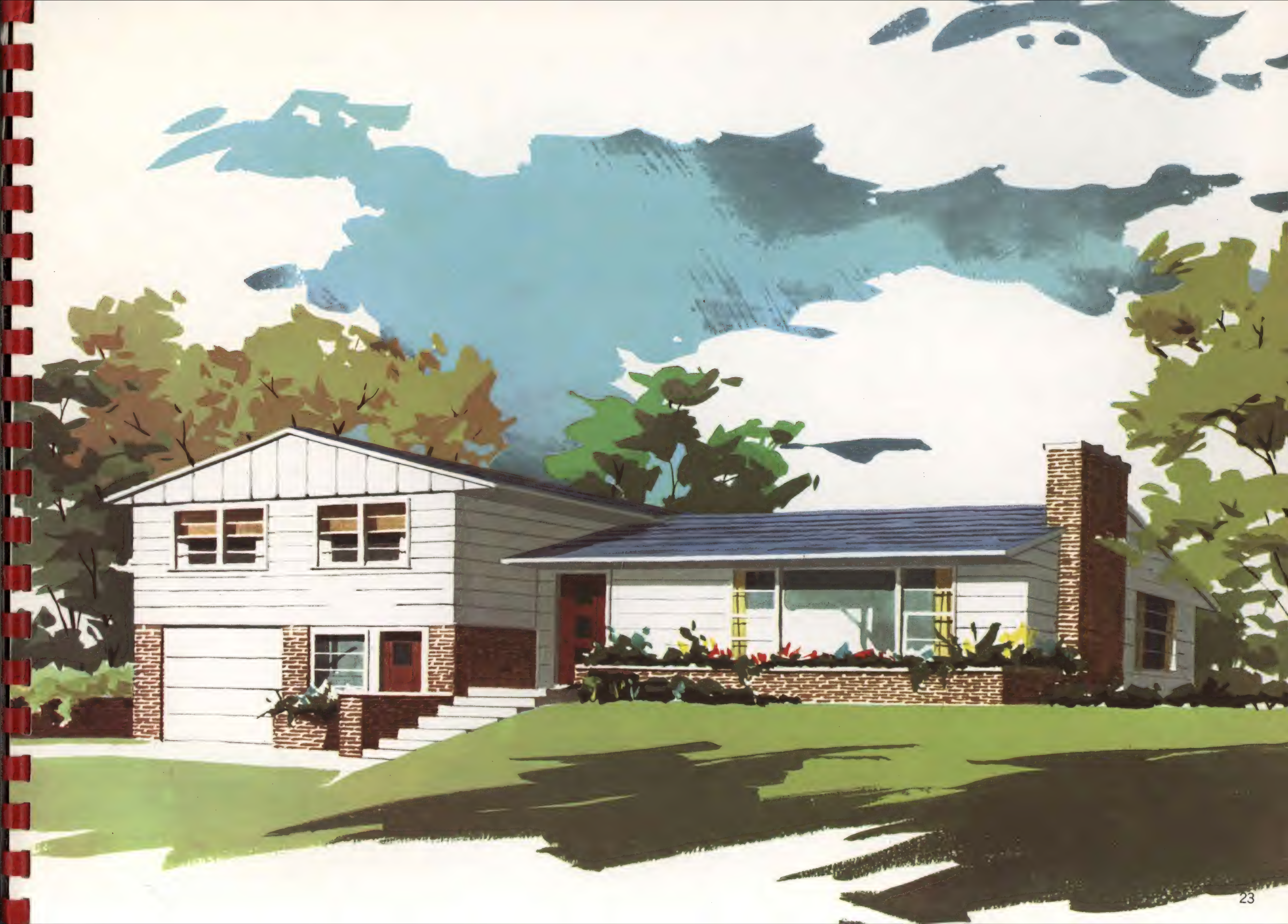


MAIN LIVING LEVELS

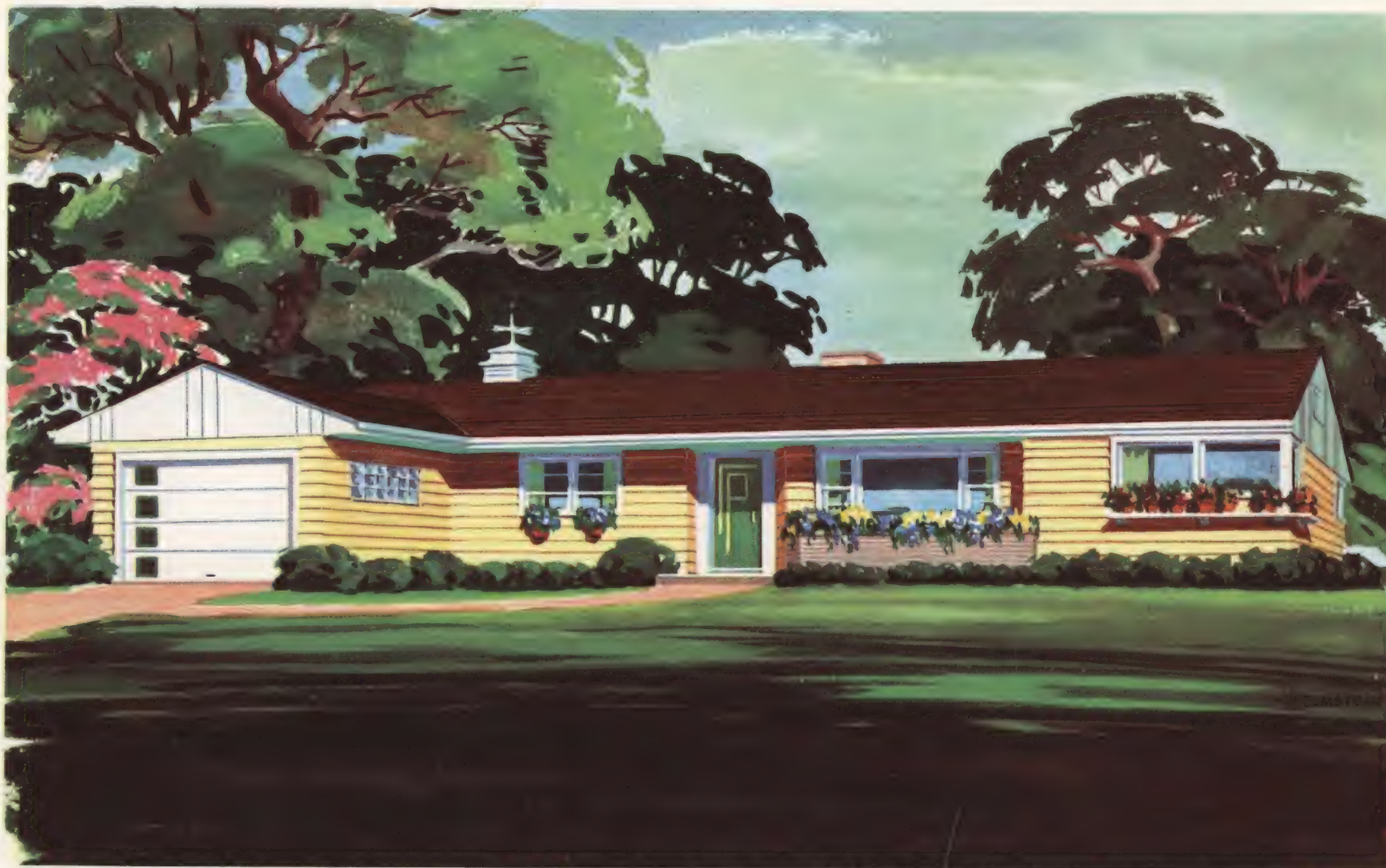


LOWER LEVELS









## DESIGN NO. 7615

**This is a fairly large** three-bedroom home with rear-view living, U-shaped kitchen. The big-windowed multi-use room next to the dining room could serve as recreation room, family room, hobby room, maid's room, or guest room. Excellent circulation keeps cross traffic out of all the rooms, is especially well worked out for the kitchen.

### DATA

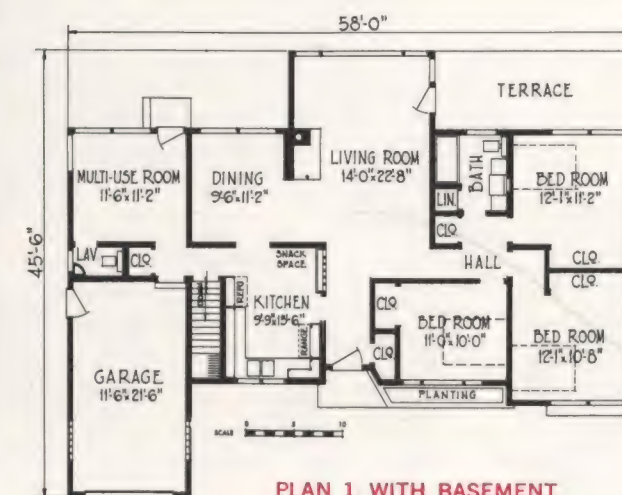
Living area, plan 1, 1,521 sq. ft.  
plan 2, 1,593 sq. ft.  
Garage area, plan 1, 258 sq. ft.  
plan 2, 270 sq. ft.  
Terrace porch, 160 sq. ft.

*kitchen . . .*

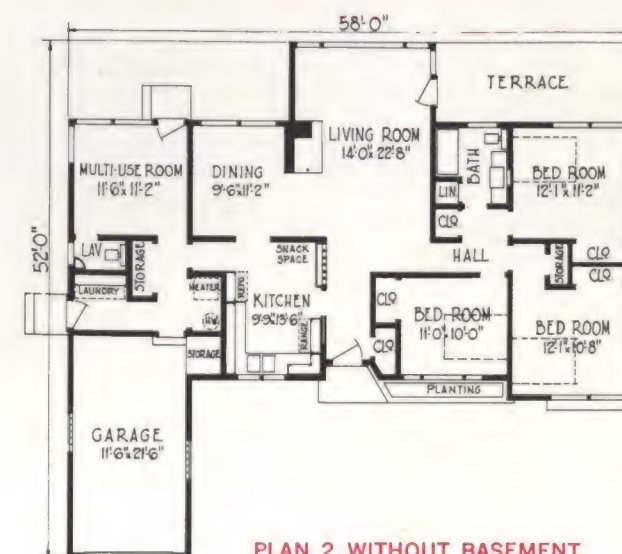
up, grocery lists planned, accounts figured on the monthly bills. Here is an excellent telephone location, too.

There should be a minimum distance of 36 inches of clearance in front of base cabinets, to provide adequate clearance for stooping and for using lower cabinet shelves. Where the work pattern involves frequent movement back and forth across the corridor of an in-line kitchen, or across a U-shaped arrangement, a distance of 48 to 60 inches is adequate; farther than 5 feet may increase foot travel to the point of discomfort.

There should be provision for a ventilating fan in every kitchen. The ideal fan location is in the ceiling or in an outside wall.



PLAN 1, WITH BASEMENT



PLAN 2, WITHOUT BASEMENT

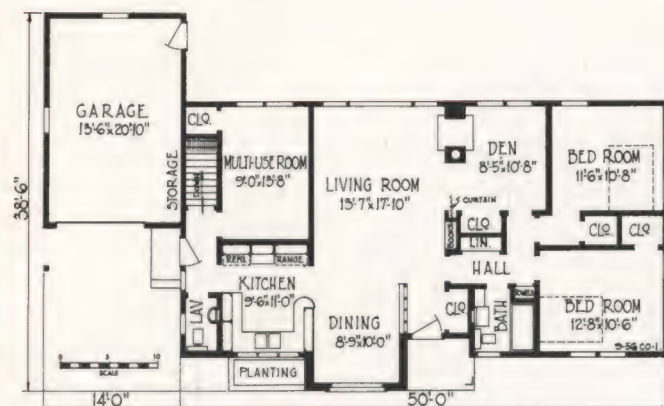


## DESIGN NO. 7621

**Open planning** gives this medium-sized home an air of spaciousness. There are two large bedrooms, a den and multi-use room that could serve as third and fourth bedrooms. Bath and a half assures the family of adequate bathroom space. An interesting feature is the living-dining area extending entirely from back to front.

### DATA

Living area, plan 1, 1,314 sq. ft.  
plan 2, 1,432 sq. ft.  
Garage area, plan 1, 312 sq. ft.  
plan 2, 342 sq. ft.



PLAN 1, WITH BASEMENT



PLAN 2, WITHOUT BASEMENT

A minimum clear area of 12 inches square should be allowed for the fan installation.

There are certain allowable minimums for storage. The FHA requires at least 7 linear feet of base cabinets for a two-bedroom house, 8 feet for a four-bedroom house. The two-bedroom unit must have kitchen drawer space totaling at least 6 feet in width, 21 linear feet of shelving, which can be either in base cabinets or upper cabinets within 6 feet from the floor. The four-bedroom house must have at least 7 feet of drawer width, 27 feet of shelving.

Many studies have been made to determine the best locations for storing the various small appliances, utensils and other equipment used in the kitchen. However, the overlapping uses of various pieces of equipment make it impossible to dictate a positive location for everything. Perhaps you are more addicted to





## kitchen . . .

fancy salad making than to baking, which would make a difference in your storage pattern. Or you may feel that it is easier to have convenience in putting things away after use and after washing than to have them right at your fingertips at preparation time.

It may take a 6-months shakedown cruise in your new kitchen to get everything in its proper place, but this is far better than setting up an original rigid plan that won't permit a more convenient relocation of some of the items in daily use.

When you are planning that new kitchen, there are a good many ingenious built-in items that can save space and labor in any home. For a useless corner where base cabinets meet at right angles, revolving shelf units are available. The sides of this "Lazy Susan" arrangement form the two corner doors; the whole swings open to bring stored utensils easily into reach. There are special cutlery drawers and liners that fit standard drawers, dividing them into compartments for neat separation of cutlery and tableware.

There are many different types of special-purpose wire racks

### DESIGN NO. 7415

**An informal split-level**—The split-level design has become widely popular because of economy of construction—with what would ordinarily be basement space being brought up to a more usable level. This house has many exciting features—separate living rooms for youngsters and adults, kitchen pass-through to the younger set's living room, bath and a half economically placed next to each other at different

levels, sewing corner and study at end of upper hallway, master bedroom with large closet and dressing area at one end. Centrally located baths conserve window space for other rooms.

### DATA

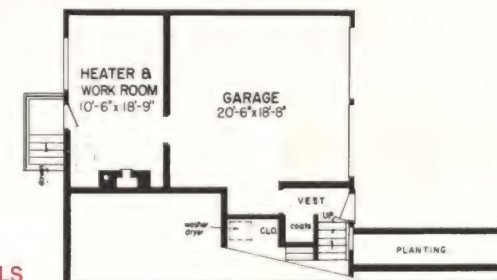
Living area, upper levels, 1,497 sq. ft.  
Garage area 400 sq. ft.  
Porch area 80 sq. ft.



View of teen-agers room, looking from fireplace



MAIN LIVING LEVELS



LOWER LEVELS







## kitchen . . .

that can be fastened to cabinet sides or doors for special purposes: cup racks that fasten to the bottom of an upper shelf can conserve much waste space inside a cabinet, plate racks that allow plates to be stood on edge, pan racks that fit inside base cabinet doors for holding both shallow pans and lids, towel bars that attach inside of doors, vegetable bins comprising open-wire baskets that slide out like drawers, smaller baskets that fasten to doors for holding soaps and detergent powders.

Countertops can be extended by means of sliding boards that pop back out of sight when not in use. An even larger extension provides a table for two. There are special drawers for holding beverage bottles, special drawers or drawer liners for flour and for bread. There is a narrow cabinet made expressly for tray storage. Dividers provide compartments for standing trays upright.

There are other factors affecting the design of your kitchen. If you have a built-in range and oven, for instance, they can be



An L-shaped kitchen with dining alcove at right

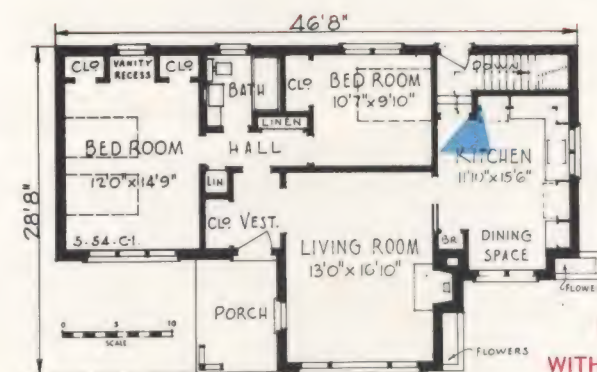
### DESIGN NO. 7405

**This small two-bedroom** home has interesting lines that add greatly to its impressiveness, thoroughly compensating for the minimum area. The large front-porch overhang and living room picture window combine to give a welcoming appearance to the house. Closet space in the two bedrooms is especially generous. An excellent feature is the built-in vanity between the his-and-her closets in the larger bedroom. The kitchen is planned with

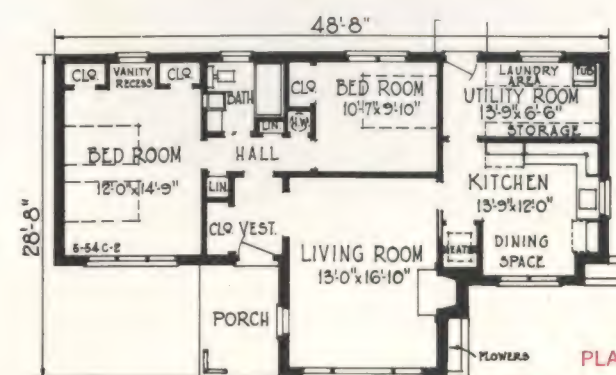
an L-shaped work area, and the large dining area at the front permits elimination of the usual dining room corner from the living room.

### DATA

Living area, plan 1, 1,030 sq. ft.  
plan 2, 1,067 sq. ft.  
Porch area, either plan, 70 sq. ft.



PLAN 1,  
WITH BASEMENT



PLAN 2,  
WITHOUT BASEMENT







# kitchen . . .

adjacent or widely separated. Many families install two ovens, for simultaneous use at different temperatures. The laundry is coming up out of the basement, making its appearance in the kitchen or next to the kitchen, so that the service section of the house becomes one big efficient work center. Today's compact automatic washing machines and dryers permit the laundry equipment to do its job in a very minimum of space.

Home economists generally consider the laundry job to be divided into four parts, preparation, washing, drying and finishing. Again studies have set up the ideal planning arrangement, with the four steps arranged in a natural sequence either from left or right. First hamper and a sorting counter for clothing to be washed, second a laundry tub for clothes that need soaking, then next in line washing machine and dryer, provided you use the latter. The ironing center is last in line, should be in an area where there is good light from a window.

## DESIGN NO. 7601

**The front hallway** of this plan forms a focal area about which the rooms of this three-bedroom home are tightly designed with a minimum of waste space. The bath arrangement is especially interesting, with bath and a half in the space that might ordinarily be allotted to a single bath—the corner lavatory is an effective space saver. The L-shaped kitchen is well planned, by-passing service entry traffic well out of the work area. The dining room is in a

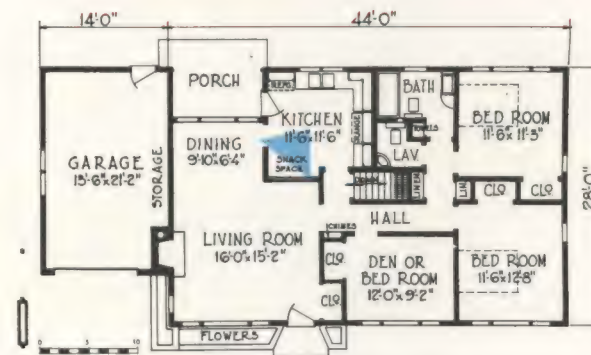
cozy area between the kitchen and the garage, looking out on a sheltered porch at the rear. Adroit use of masonry and roof overhang at the front adds to the architectural enchantment of this ranch-type home design.

## DATA

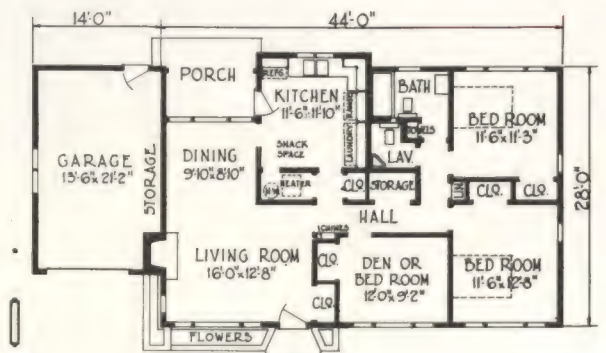
Living area, either plan, 1,232 sq. ft.  
Garage area, either plan, 308 sq. ft.



The L-shaped kitchen is a triumph of good planning

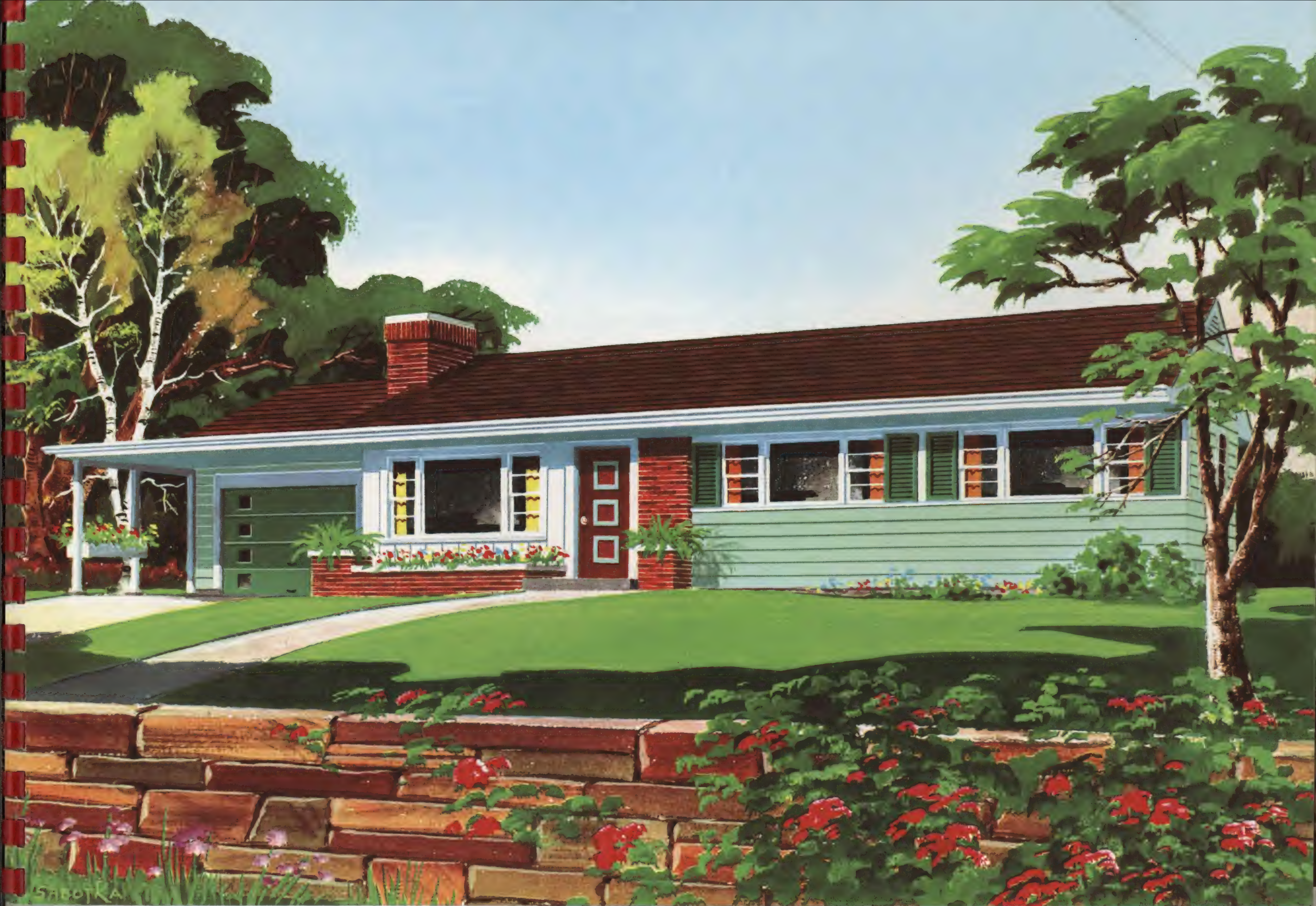


PLAN 1, WITH BASEMENT



PLAN 2,  
WITHOUT BASEMENT







## kitchen . . .

There is usually available room for wall cabinets above the laundry equipment. There should be at least a single cabinet allocated to storage of soaps, detergents, bleaches, bluing and other washing products.

In most cases it is not important that the lineup of equipment be adhered to rigidly. Again we have individual preferences and work habits to consider. If you bring the laundry up out of the basement, making it part of the kitchen or close to the kitchen, you may want to schedule the washing sequence to coincide with kitchen chores. Most housewives don't follow up the washing process immediately with folding and ironing, so the finishing center can be placed almost anywhere that the light is good. Many women plan their ironing schedule to coincide with an interesting TV program and set up the ironing board or the electric ironer within watching distance of the TV set.

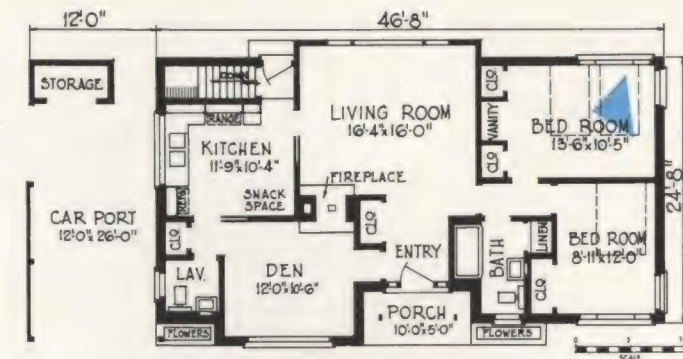
### DESIGN NO. 7507

**With the modern touch**—The flat roof gives this small brick-veneer design a contemporary appearance; the planning, with through-fireplace opening into the den from the living room, large open entry area, corner windows, sliding doors, accentuates the effect. Good circulation from the service entrance to the front allows the kitchen to be free from traffic conflicts during the busy hours. The

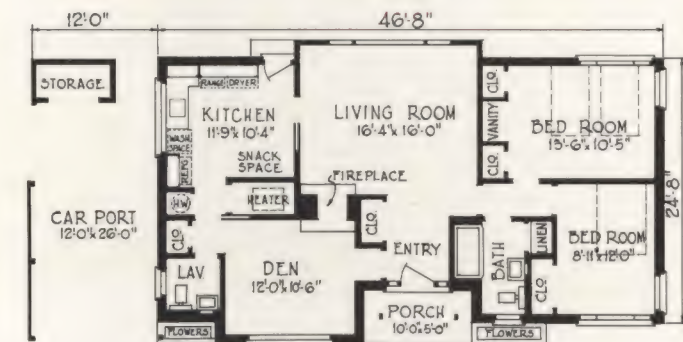
den can double as a third bedroom, can even function, along with the small half bathroom, as a separate "apartment" for an older parent or for a maid.

### DATA

Living area, either plan, 1,176 sq. ft.  
Carport area, either plan, 317 sq. ft.  
Porch area, 50 sq. ft.



PLAN 1, WITH BASEMENT



PLAN 2, WITHOUT BASEMENT



Bedroom dressing table fits into alcove between closets







## Today's living room . . .

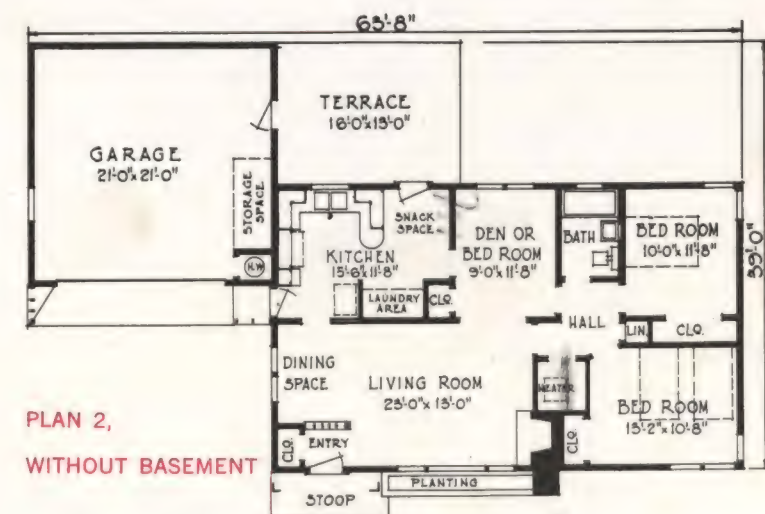
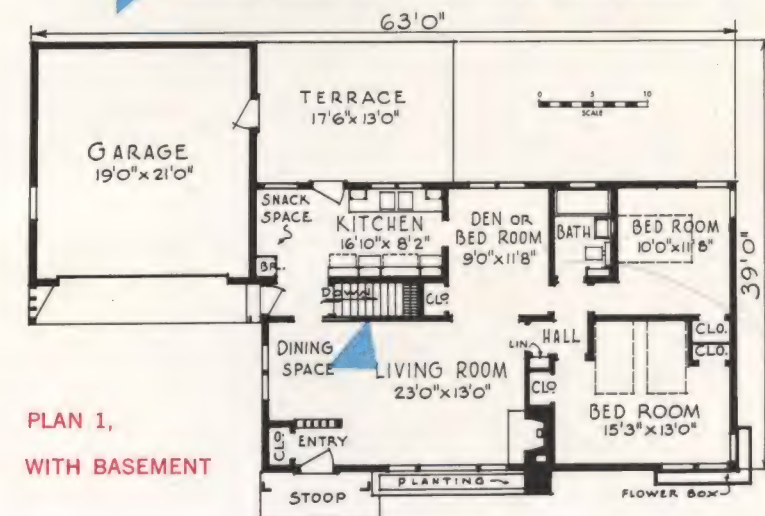
Houses used to be designed as a group of small boxes all fitted together to form a single large box. Designers felt that each activity had to have its own room, and, in more elaborate house, kept adding one box after another with little thought for movement through the house or for economical use of space. The modern home is planned to combine related activities in more spacious rooms. Related rooms are placed adjacent to each other, and quiet areas are separated from active, noisy areas as much as possible.

It is no longer felt necessary to place the living room in direct juxtaposition to the front entrance. The living room can be more flexible in its location than almost any other room in the house. Sun pouring in through the living room windows in the early morning can be a welcome bit of cheerfulness—sun pouring in during the afternoon can be hot and unpleasant.

The view from the living room is important. If you have a lot with a view to the rear, by all means don't waste the beauty of



Looking across living room toward picture window



### DESIGN NO. 7409

**The den is versatile**—it can serve as a third bedroom, a guest room, a hobby room or as a family room. It can even be a dining room if you wish to devote the entire front-room area to living space. The other two bedrooms are generous in size, with an interesting space-stretching arrangement in the front bedroom of the basement version. The latter plan has a U-kitchen with convenient adjacent laundry room; base-

ment version has a tightly designed corridor kitchen. An excellent feature of the house is the service entrance in front of the garage, greatly facilitating deliveries.

### DATA

Living area, plan 1, 1,104 sq. ft.  
plan 2, 1,092 sq. ft.  
Garage area, plan 1, 440 sq. ft.  
plan 2, 484 sq. ft.







## living room . . .

the outdoors by placing bedrooms, closets or bathrooms on this side of the house. Most of today's home plans call for a picture window somewhere, usually in the living room—the picture window should be placed to frame Nature's wonders or omitted entirely. Even a small back yard, tastefully planted and colorful, can be an inspiration from inside the house. Certainly a view window should never be placed to bring an ugly street scene into the house, or, as has happened frequently, the neighbor's service entrance and garbage can. So select a plan with the living room in the most advantageous location.

Once the living room is located, what are its other problems? For one, there is function. Almost every family has a different idea of the duties its own particular living room will have to perform. Traditionally the living room has been the center of all family functions. Television and teen agers have gone a long way toward changing this. Children today have taken over the home, and adults have had to consider a separation of activities in self-defense.

Seldom does the entire family want to indulge in television simultaneously, which leaves the problem of locating the set for comfortable viewing without disturbing the nonwatchers. If the



Above—A cozy living room fireplace corner. The fireplace always makes an excellent focal point for a furniture grouping. Here mellow random-width wood paneling contrasts pleasantly with gray plastered walls.



Far left—Adjacent and open to the kitchen, this cheerful informal room doubles as family room and dining area. Such a room can be a second living room, with a smaller, more formal room serving for quieter family activities. Left—Where space is a problem, folding doors often offer the solution. Here a pair of hinged doors, opening toward each other, would eliminate use of the corner space.





Every living room should have a conversational grouping of furniture. When there is no fireplace, a coffee table can serve as a center of interest. Adequate window areas are needed to provide sufficient light during the daytime hours.

Another focal spot for a furniture grouping is a window with a pleasant view. Handsome weather-tight awning windows here frame the outdoor greenery. At night, interior privacy is achieved by drapes which can be drawn all the way across.

living room is large, furniture arrangements can be made to provide a division in the room which partially isolates the entertainment area.

A logical step has been the addition of a second living room to many plans—for family activities. The family room is discussed at length further on.

Almost every family wants a fireplace. The fireplace is an outmoded, inefficient heating plant, expensive to build, but desirable. The primitive romance of the open fire is something we never grow tired of, and the romantics among us feel that every home should have one. Again the traditional location has always been the living room, but there is good argument for moving the hearthside to the family room when this room has been included in the design. If you have a living room fireplace, this will almost





## living room . . .

always serve as a focal point for furniture placement, on the theory that everyone likes to sit around a fire of an evening for conversation. It should be possible to plan furniture for this conversation convenience also without losing advantage of the picture window.

Another design factor affecting the living room is the front entry. Whether the room is placed at front or back, in the middle or at the side of the house, there must be convenient access to the entry. It should be possible to pass in and out of the house and to other parts of the house without seriously disturbing the conversational grouping, even if, as is often necessary on budget houses, the front door opens right into the living room.

The question of how much living space a family needs is a puzzler for most. The American Public Health Association undertook an extensive study on this subject through a committee of architectural and building experts. The published report of the

### DESIGN NO. 7502

**The large living-dining area** at the rear of this home makes an ideal outlook for a lot with a beautiful back yard or rear view, and the garage offset creates a natural sheltered area for a patio which can be reached from the double door. Here is a design with the kitchen at the front, convenient service entry opening on the driveway. There is an excellent kitchen arrangement in both basement and basementless versions of the plan, and two traffic

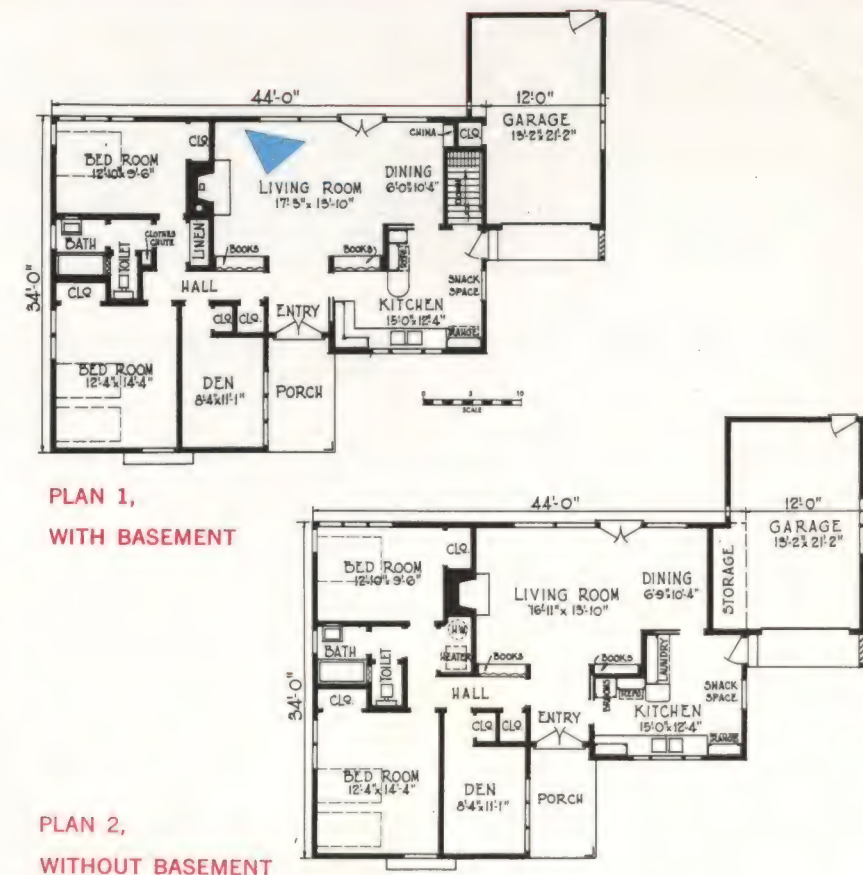
routes through the kitchen add to the efficiency. The house has a charming exterior, with sedate hip roof, large roofed-over porch, wide overhangs, Valentine window for the front bedroom.

### DATA

Living area, plan 1, 1,264 sq. ft.  
plan 2, 1,226 sq. ft.  
Garage area, plan 1, 285 sq. ft.  
plan 2, 325 sq. ft.



Bookcase acts as divider between entry and living room









## living room . . .

committee lists what are considered minimum satisfactory areas for daily living activities. The space analyses refer to requirements for "family recreation, self-improvement and extra-familial activity." The latter expression refers to the good old-fashioned pastime of having guests in. You need living room space as follows:

If there are two in the family—181 sq. ft.

If there are three in the family—225 sq. ft.

If there are four in the family—320 sq. ft.

If there are five in the family—408 sq. ft.

If there are six in the family—434 sq. ft.

Even these minimum room sizes become substantial as the family gets larger. With a good average living room size being in the vicinity of 13x20 feet (260 sq. ft.), is is easy to see that as your second child comes along, you are starting to need a larger-than-average-sized living room. Soon you reach the point where it is more practical to have that second living room called the family activity room.

### DESIGN NO. 7401

**This smart-looking** contemporary home offers two large bedrooms, an all-purpose room that could serve as a third bedroom when the folding door or curtain is pulled to close off the living room. This is contemporary planning, too, with the large open living area, the "garden-view" bay at the rear, the convenient kitchen, the laundry up out of the basement. Integration of the garage with the lines of the house creates a

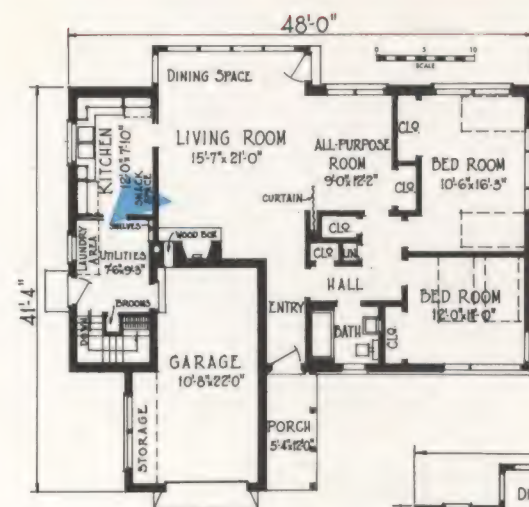
pleasing exterior architectural effect and saves an amazing number of steps—also keeps the family entirely out of the weather when using the car. Closet and storage space is especially generous in this plan.

### DATA

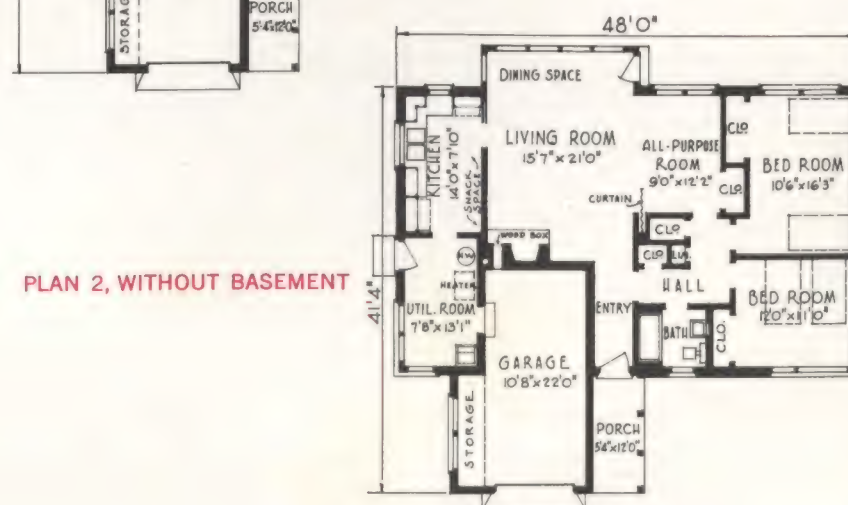
Living area, either plan, 1,360 sq. ft.  
Garage area, either plan, 288 sq. ft.  
Porch area, either plan, 54 sq. ft.



View of the kitchen  
from the breakfast nook

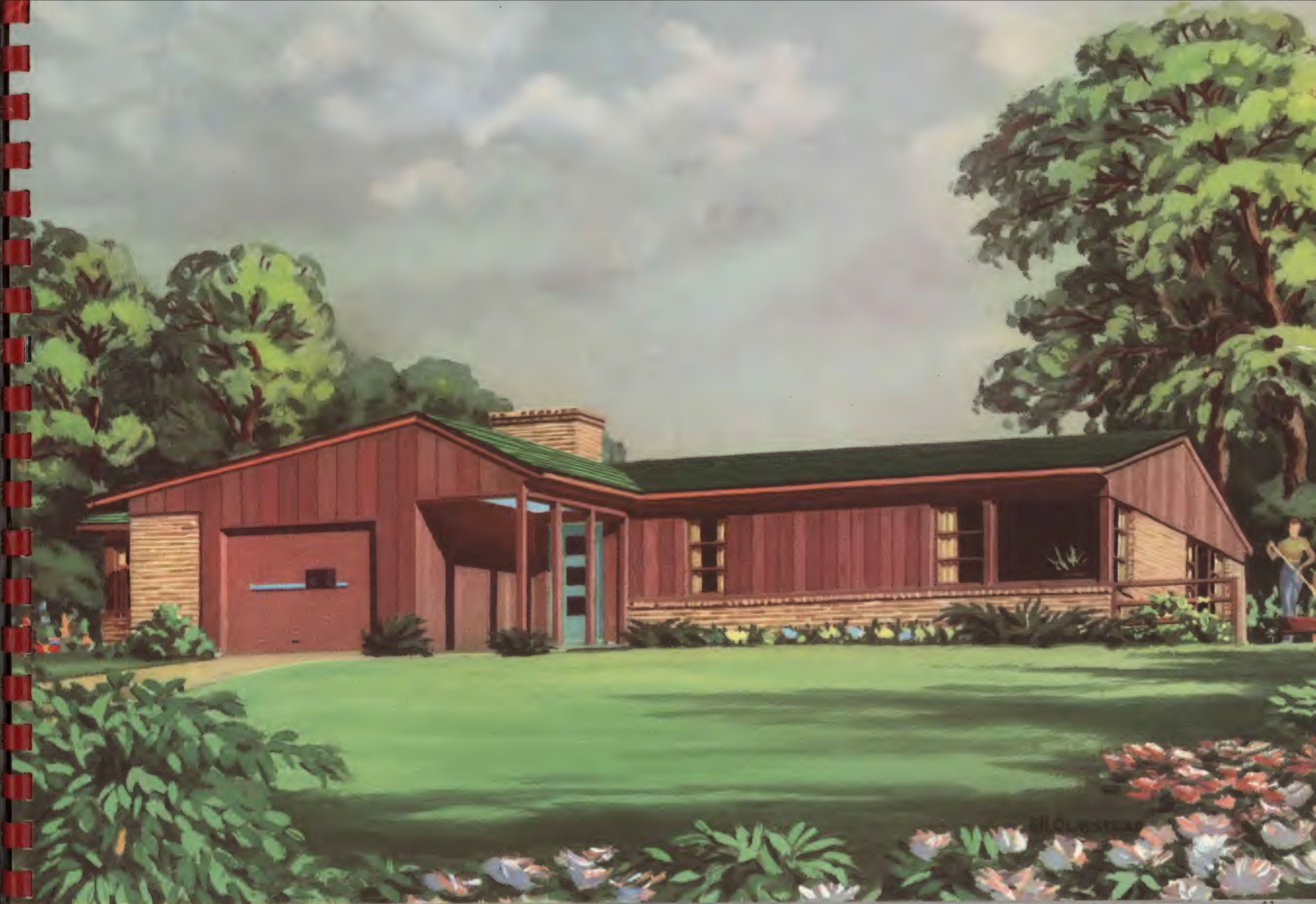


PLAN 1, WITH BASEMENT



PLAN 2, WITHOUT BASEMENT







## The dining room—to be or not to be . . .

Homes built before World War II almost always had separate dining rooms. Today there are about as many homes built without them, or with the dining room as an “area” at one end of the living room, as there are with the dining room treated separately and closed to other rooms.

Tradition-minded families still want to feel that there is a quiet, more or less formal room in the house where the family and guests can sit down to dinner without interruptions, without being subjected to what is going on in other rooms. The less formal family will argue that when it sits down to dinner, there won't be something going on in adjacent rooms anyway, so why not bring everything out in the open.

The dining room, or dining area, must be large enough to permit easy movement around the chairs and the table. Tableware and dishes must be kept within easy reach not only with respect to the dining table, but with respect to the kitchen cleanup area. This usually brings up the question should the

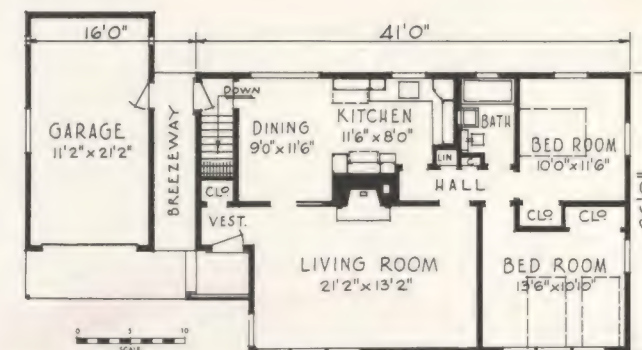
### DESIGN NO. 7407

**Simplicity and economy**—The most striking feature of the appearance of this home is its simplicity of design, which calmly says “Welcome!” to the visitor. The plan, too, is simplicity itself, which helps to keep down construction costs and makes housekeeping and maintenance less of a burden. The attached garage and breezeway help to give the house a longer, lower look. To save space, this design has eliminated the breakfast nook in favor

of a large dining area open to the kitchen. The kitchen has the step-saving U-shaped plan that makes meal preparation a pleasure, and which permits Mother to work without disturbance in her work area.

### DATA

Living area, plan 1, 1,018 sq. ft.  
plan 2, 1,086 sq. ft.  
Breezeway, plan 1 only, 84 sq. ft.  
Garage area, plan 1, 264 sq. ft.  
plan 2, 282 sq. ft.



PLAN 1, WITH BASEMENT



PLAN 2, WITHOUT BASEMENT



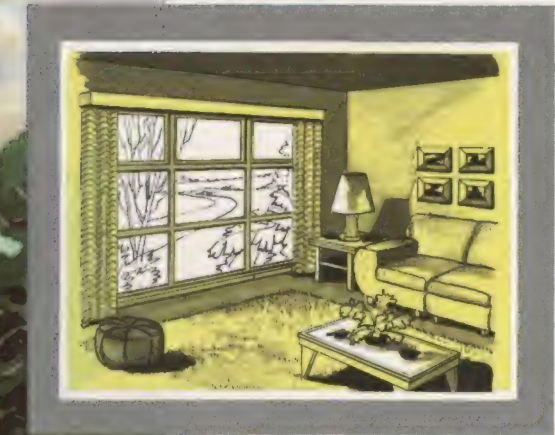
The big corner window makes a cheerful living room







Below — view through the picture window



## DESIGN NO. 7519

**Plan for informal living**—And the plan goes well with the clean, simple exterior. An outstanding feature is the multi-use room, which can be a den, sewing room, or a family room.

Storage and closet space are well planned.

## DATA

Living area, either plan, 1,115 sq. ft.  
Garage area, either plan, 282 sq. ft.  
Porch area, either plan, 60 sq. ft.

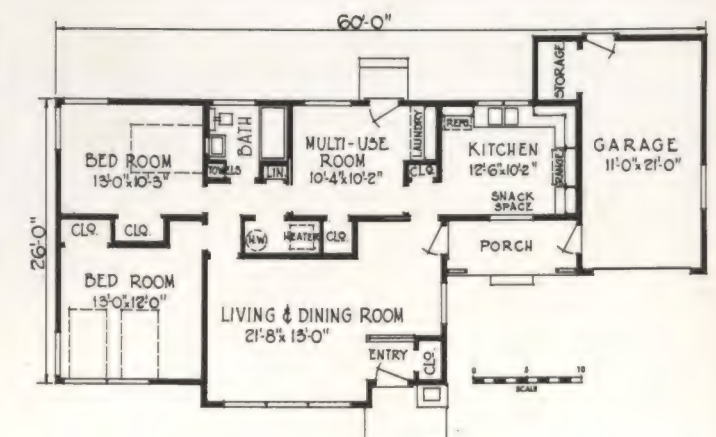
## dining room . . .

dishes be stored in the kitchen or in the dining room. An excellent compromise is sometimes made by building a two-way storage cabinet, accessible from both sides, in the wall between the two rooms. However, this is not always possible.

Today's dining room, open to the living room and frequently open to the kitchen, has been an outgrowth of the need for a feeling of greater spaciousness and for more convenience. We have been getting more conscious of the importance of saving steps (Mother doesn't have a maid any more to carry the dishes



PLAN 1, WITH BASEMENT



PLAN 2, WITHOUT BASEMENT

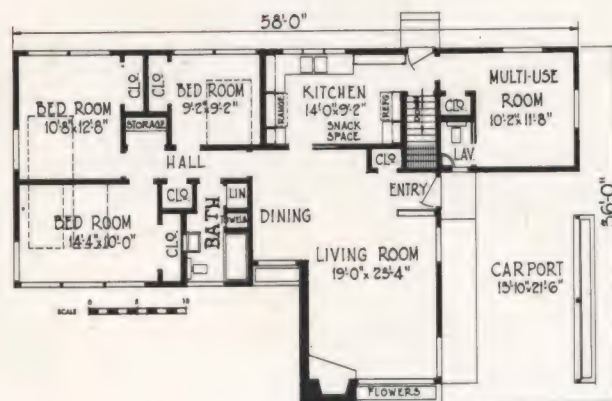


## DESIGN NO. 7619

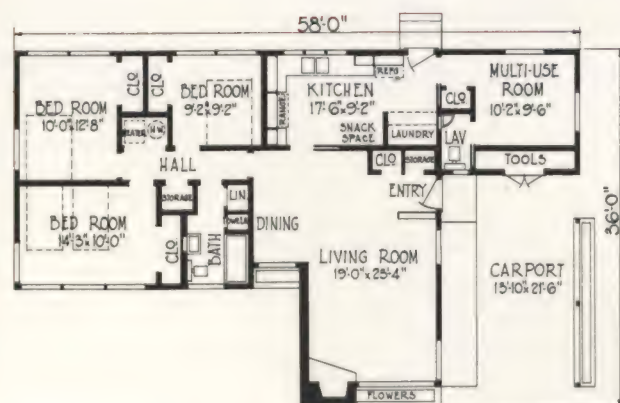
**A new twist** in the planning of a home is the addition of a "multi-use" to the rear of the carport, with a private lavatory adjacent to the room. Here any member of the family can indulge in any hobby he chooses without disturbing or being disturbed. This room also could be a fourth bedroom. This home is well planned throughout, has good room-to-room circulation.

### DATA

Living area, either plan, 1,219 sq. ft.  
Carport area, either plan, 302 sq. ft.



PLAN 1, WITH BASEMENT



PLAN 2, WITHOUT BASEMENT

back and forth for her), and we have found that we can have more fun if we spend less time doing chores.

More tightly designed plans give us another reason for the new look in dining rooms. With building costs in many areas running between \$15 and \$20 per square foot of floor space, architects have striven to keep square footages down. Years ago a couple of hundred square feet didn't make much difference in the cost of a home. Homeowners could afford to waste space. Now they can't. We have found in the average-sized home built today, that if the living room is enclosed by walls on four sides, people in the room tend to feel cramped. By opening up the wall between dining room and living room, the cramped feeling is relieved—the area gains a new feeling of spaciousness and comfort. Both rooms are helped, too, by the extension of the lighting from the windows.



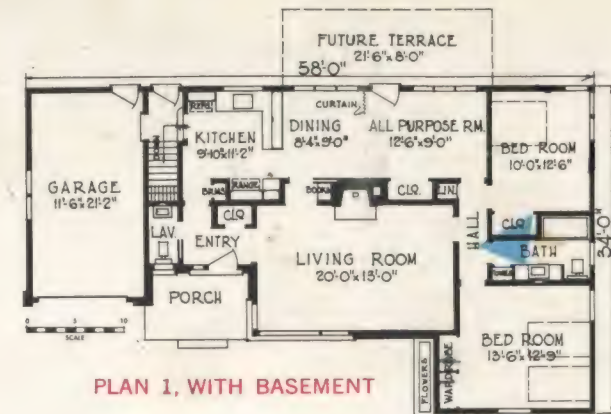


# What is this thing called family room?

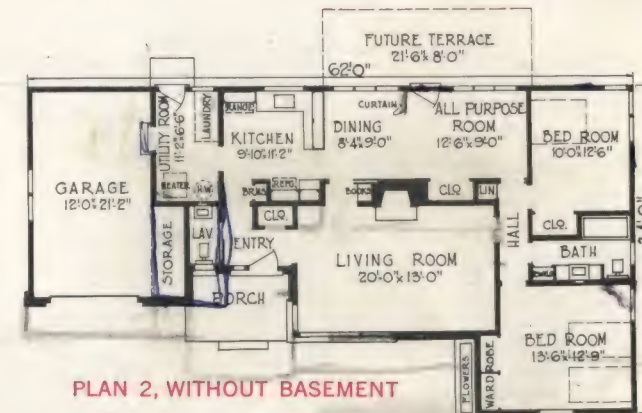
And now we have the family room. Actually, what is considered one of our most modern approaches to home planning harkens back almost to Colonial days when the kitchen was not only the hub of the home, but the place where all the family spent most of its time. Perhaps then the home had a parlor, too, but this was a room where no one dared set foot except when company came.

We have a living room instead of a parlor now, but people have found that they still like to hang around the kitchen. Mrs. Homemaker still spends a great deal of time here, especially if she has moved the laundry area up from the basement. Snack-time and the coffee-break have become national customs in the home as well as in the office, making the kitchen a natural gathering place.

Again comes up this problem of space conservation and efficiency. The kitchen has been made smaller, to cut down on that



PLAN 1, WITH BASEMENT



PLAN 2, WITHOUT BASEMENT

► Compartmented bathroom has built-in vanity lavatory



## DESIGN NO. 7510

**Family living** is an important feature of this home design, with a large combined dining area and all-purpose room opening on the rear terrace. With the kitchen open to this family area, a strong atmosphere of informality is created. Isolation of the informal part of the house from the living room leaves the room in peace, so that some members of the family can relax quietly while others are entertaining. Bath facilities are generous for this home—a

full bath for the bedroom wing, a powder room for use by guests and within easy reach of the kitchen. Garage entrance directly into the house is a welcome convenience in bad weather.

### DATA

Living area, plan 1, 1,261 sq. ft.  
plan 2, 1,303 sq. ft.  
Garage area, plan 1, 270 sq. ft.  
plan 2, 316 sq. ft.

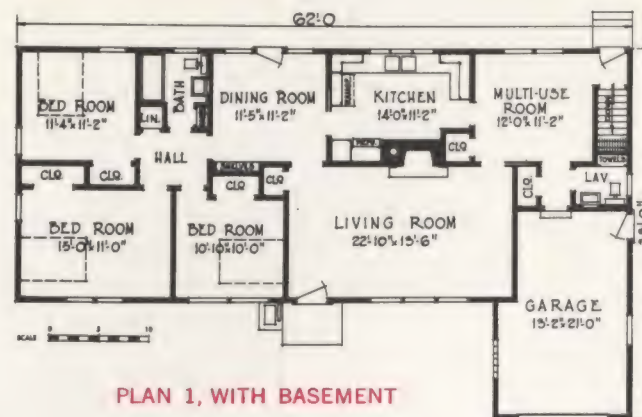




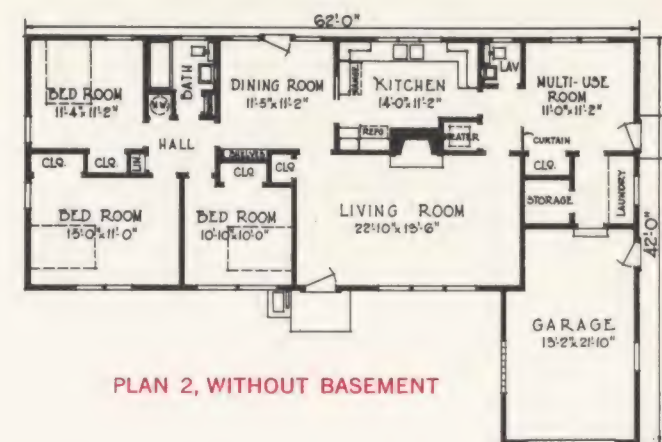


## family room . . .

precious square footage. We have found that Mother can work better in that smaller kitchen if it is properly arranged, so we would like to keep the kitchen in its new size. So we have to find space for the other members of the family who like to be around the kitchen. The breakfast nook doesn't offer a solution. Most breakfast nooks aren't designed to take a lot of in-and-out traffic flow; and, as the family gets larger, the nook doesn't make a very satisfactory congregating place.



PLAN 1, WITH BASEMENT



PLAN 2, WITHOUT BASEMENT

## DESIGN NO. 7513

**A large ranch home**—For a growing family, this three-bedroom home has all good-sized bedrooms, superb bath facilities, a kitchen that any woman would be happy to work in. The half bath at the right is convenient to the kitchen, is well placed for use by children from the rear or side entrances. The dining room has outdoor access, suggesting a patio at the rear of the house for relaxation and summertime meals.

### DATA

Living area, plan 1, 1,503 sq. ft.  
plan 2, 1,537 sq. ft.  
Garage area, plan 1, 277 sq. ft.  
plan 2, 300 sq. ft.





## DESIGN NO. 7613

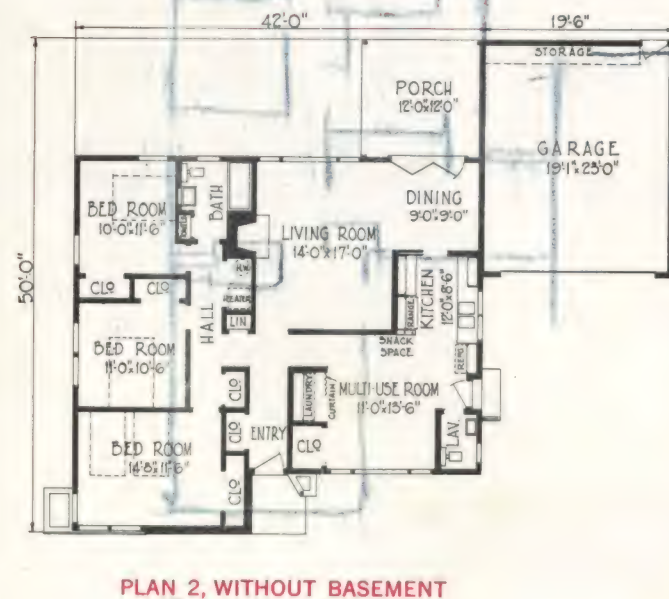
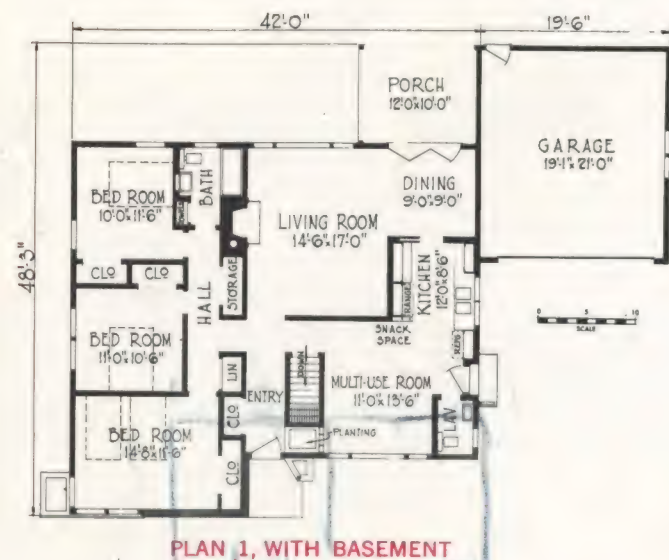
**Easy circulation from room to room** is one of the high points of this three-bedroom home design. The multi-use room is especially well placed for family activities. A charming touch is the low planting box open to both this room and to the front entry.

### DATA

Living area, either plan, 1,455 sq. ft.  
Garage area, either plan, 432 sq. ft.  
Porch area, either plan, 153 sq. ft.

And so the family room was born. We think the family room—or family activity room, if you wish—is here to stay. Here is a spot, right next to the kitchen, often entirely open to the kitchen, that can take over completely the functions of informal family life. During part of the day it can serve as a nursery or a play-room for the smallest moppets. When the older ones are home from school, it is a natural gathering place, where the events of the day are discussed and where the fast-growing ones can munch. Games can be played here—from checkers to table tennis, and it is a good place for TV watching.

This second living room reserved for the noisier activities re-





## family room...

leases the regular living room for quiet pastimes such as reading, conversation with guests, listening to hi-fi.

Some home designs including a family room eliminate the breakfast nook and dining room entirely, so that the extra room requires little if any greater area in the overall plan.

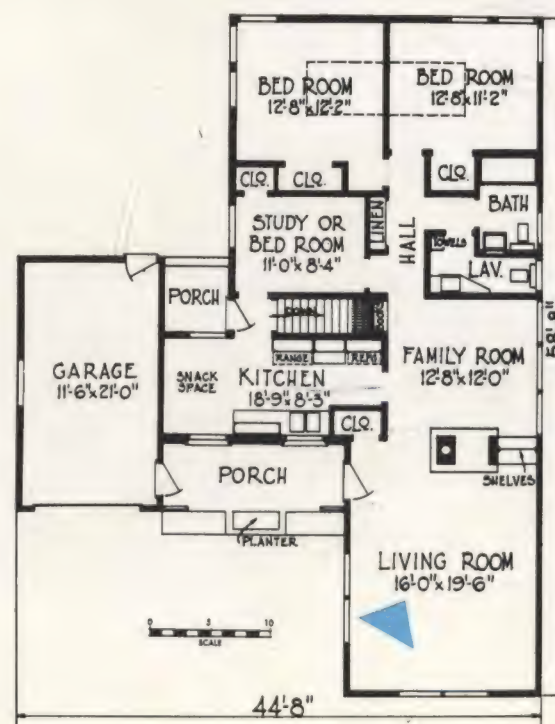
A well designed family activity room will have ready access to the out of doors, to keep in-and-out traffic from passing through other parts of the house.



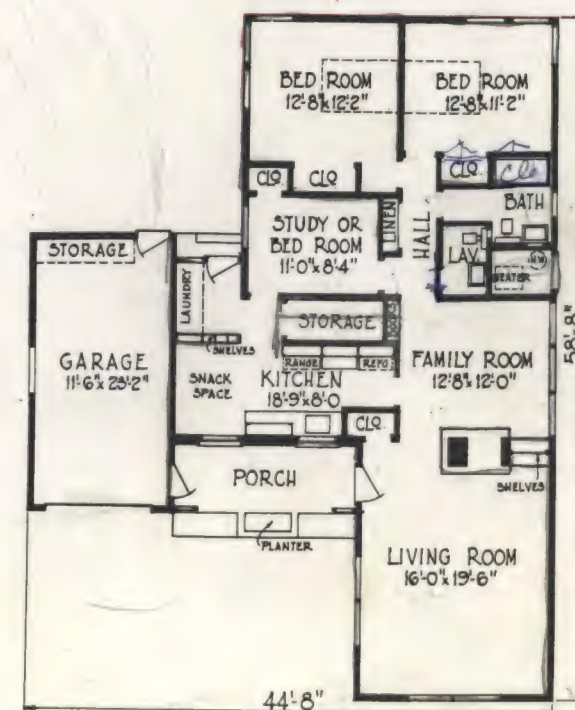
Through-fireplace divides living and family rooms

### DESIGN NO. 7610

**This is a compactly designed** three-bedroom home with a minimum of waste space. The plan would be an excellent choice for a city lot. The floor-to-ceiling living room picture window combines with several exterior materials to give a striking architectural appearance. The large family room area at one end of the living room, being convenient to the kitchen, could double as a dining room. The basementless version converts the back porch to laundry area—this also can be done with the basement house if it is desired to bring the laundry up to ground level.



PLAN 1, WITH BASEMENT



PLAN 2, WITHOUT BASEMENT

### DATA

Living area, plan 1, 1,398 sq. ft.  
plan 2, 1,435 sq. ft.  
Garage area, plan 1, 271 sq. ft.  
plan 2, 295 sq. ft.  
Porch area, plan 1, 120 sq. ft.  
plan 2, 96 sq. ft.

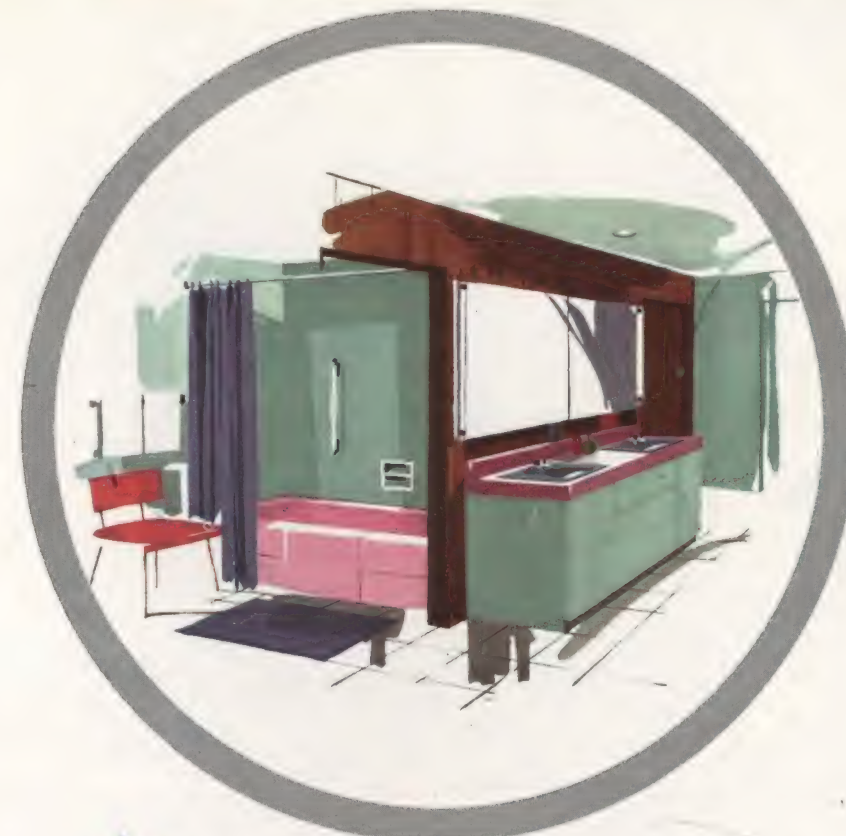






## What of the bathroom?

The bathroom is the most-used room in the house. Ten years ago, in a book called "Tomorrow's House," architects George Nelson and Henry Wright said, "Bathrooms are out of date." Bathrooms in the mass of homes built still have not changed substantially since the book was published, but there has been some progress. The authors pointed out that because of the need for water supply and waste piping for lavatory, toilet and bath, it was logical that these three fixtures be placed in a single room, but that architecturally there is no particular reason this should always be true. For most effective use of bathroom fixtures it is often desirable to separate them, permitting use of two or all three of them simultaneously by different persons in complete privacy. It is usually possible to make a certain amount of separation with a standard home bathroom plan, merely by partitioning. There has been a trend, with the built-in vanity lavatory, to include an additional lavatory in at least one bed-



The compartmented bath gives greater use, more privacy

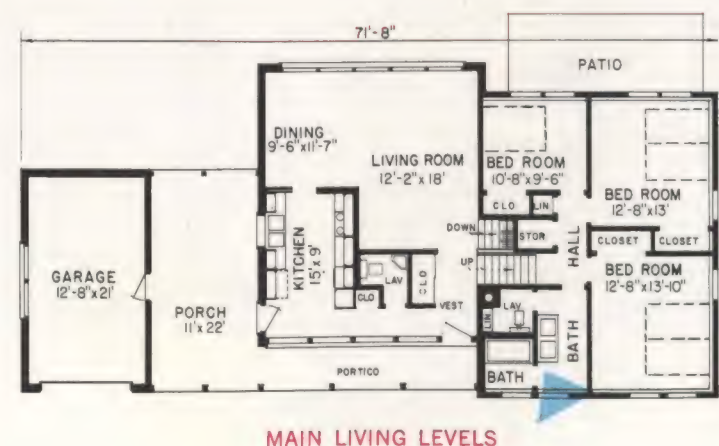
### DESIGN NO. 7416

**Here is a split-level** home with a solid traditional look, perfect for a lot in the suburbs or out in the country. There are many important features—three big bedrooms with super closet space, an exciting partitioned bathroom, a powder room with built-in vanity close to both kitchen and front entry, a big, roomy corridor kitchen, window wall all across the back of the living-dining area. There is much charm to the exterior of this home. The sheltered portico between garage and entry

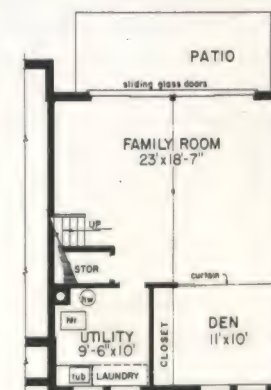
adds beauty to the house and is a godsend in bad weather. The service entrance is sheltered too. The big windows across the front enhance appearance, add cheerful daylight to the kitchen and to the entry foyer.

### DATA

Living area, upper levels, 1,307 sq. ft.  
lower level, 705 sq. ft.  
Garage area, 297 sq. ft.  
Porch area, 497 sq. ft.



MAIN LIVING LEVELS



LOWER LEVELS









Under-counter storage helps make better use of bathroom space. Two lavatories also increase facility.

## *bathroom . . .*

room of the house, very effective for eliminating morning bathroom conflicts.

Most house plans allot enough space to bathroom facilities that it is possible to have two lavatories built into a countertop, making one bathroom almost as effective as two, for it is over use of the lavatory that most bathroom competition develops.

We have increased flexibility in the placement of bathrooms since FHA and local building codes decided to accept bathroom plans not on outside walls. This is especially advantageous if you are planning to add a bath or half bath to an older home—your choice of locations is greatly increased.

Counter space is almost as important in the bathroom as in the kitchen. We have finally come to the point where most new homes are built with some counter or shelf space convenient to the wash basin, eliminating the everlasting fight to keep tooth-



Small cabinets above, cabinets under the lavatory, shelf space even in the divider between toilet and lavatory furnish storage space equal to a linen closet.



These two floor-to-ceiling closets, built in on either side of the lavatory, make use of space that would be wasted.



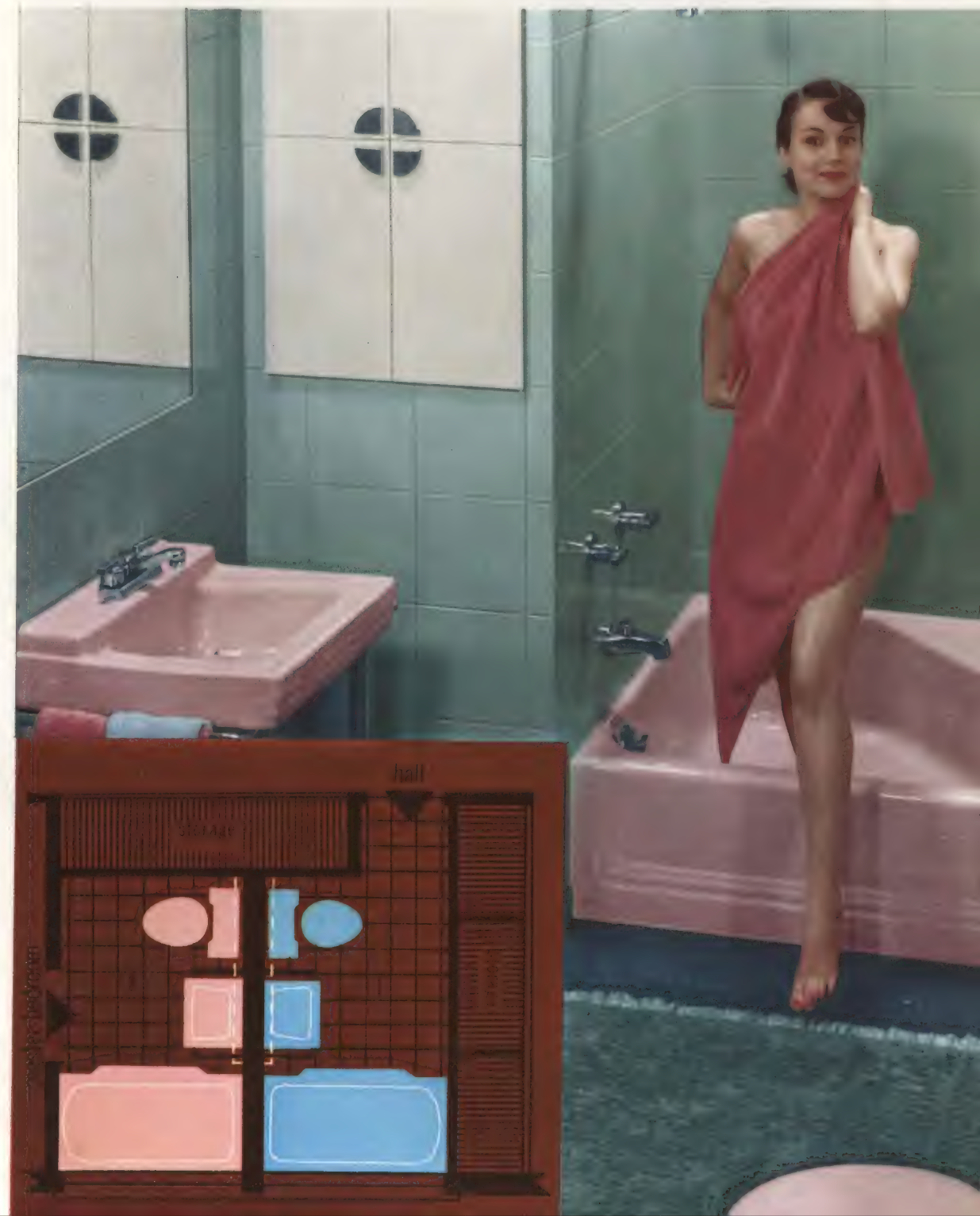
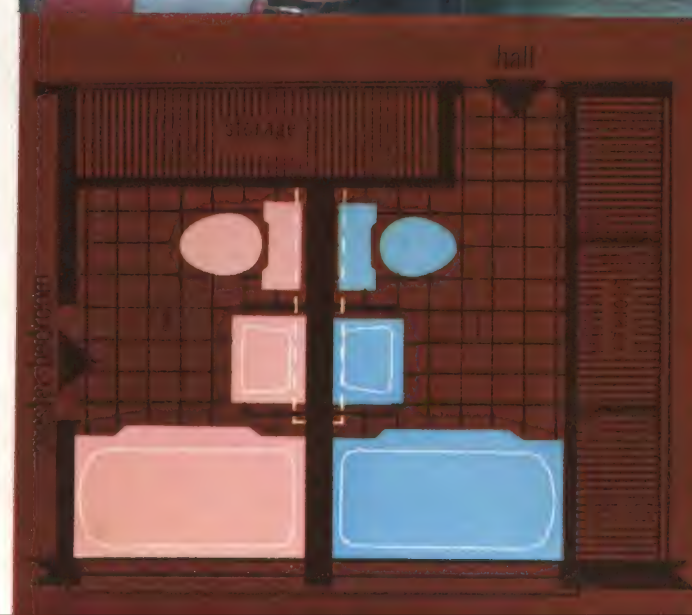
brush, paste and shaving equipment from slipping into the water.

We have become a nation of shower lovers, and it is generally understood that when a tub is installed, a shower will be included as part of the tub installation. If you are remodeling, and want to squeeze additional bathing facilities as well as toilet and lavatory into a small space, a shower stall can be the solution.

Good lighting is important in the bathroom. If milady has a built-in vanity with a mirror over the basin or makeup counter, there is nothing better than vertical fluorescent lights on either side of the mirror. The same is true of the shaving mirror for the man of the house. Usually some general illumination is required in addition, which can be flush ceiling lamp or a fixture. Some bathrooms have been built with the entire ceiling lighted, frosted glass serving as the ceiling surface, with several fluorescents above.

## 2 bathrooms for the space of 1

If you need two bathrooms but are cramped for space, it may be possible to work out a compact arrangement that will give you two baths in an area equal or only slightly larger than is usually required for a single. Three plans are shown below whereby fixtures and storage space are so arranged that every square inch is in use. The small square tub (shown in the photo at the right), designed especially for bathroom areas where space is at a premium, is used in two of the rooms. Back-to-back piping cuts costs.





## A bedroom is to sleep... and more

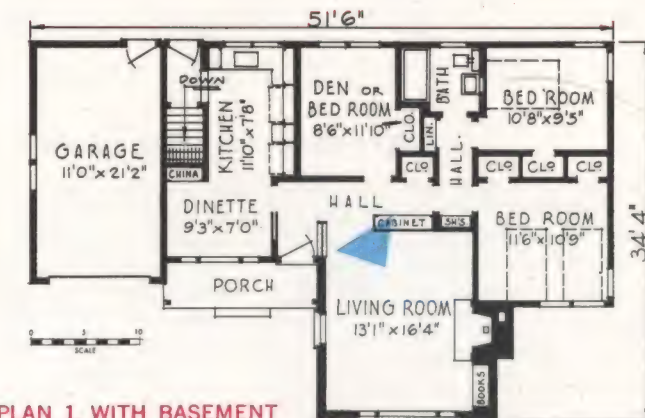
Primarily for sleeping, the bedroom can have a good many other functions. The living room, the family activity room, the basement do not hold all the answers; for each member of the family has moments when he desires the privacy of his own room, alone or with friends. Here is where the youngest ones can keep their building blocks and Tinkertoys out from underfoot; here is where teens can keep a phonograph for private jam sessions when the rest of the family won't tolerate rock and roll; here is where everyone of school age can have quiet for doing homework.

If two children share a room, both of their needs must be considered. For instance, both will need study space. You may want to install a pair of desks in the room, or a long table, where both can sit comfortably. Perhaps a double desk can be built in along one wall.

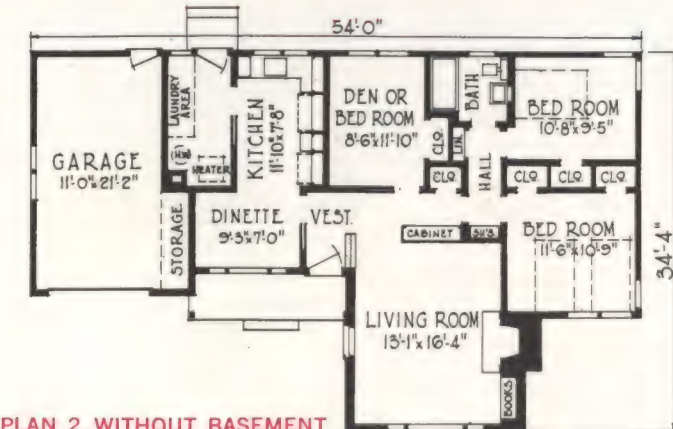
When you are considering what you need in a bedroom, think about what you are going to put into it, what kind of wall space is required for the furnishing you have or are planning. Will you



Inside looking out — a cozy corner for relaxing



PLAN 1, WITH BASEMENT



PLAN 2, WITHOUT BASEMENT

### DESIGN NO. 7402

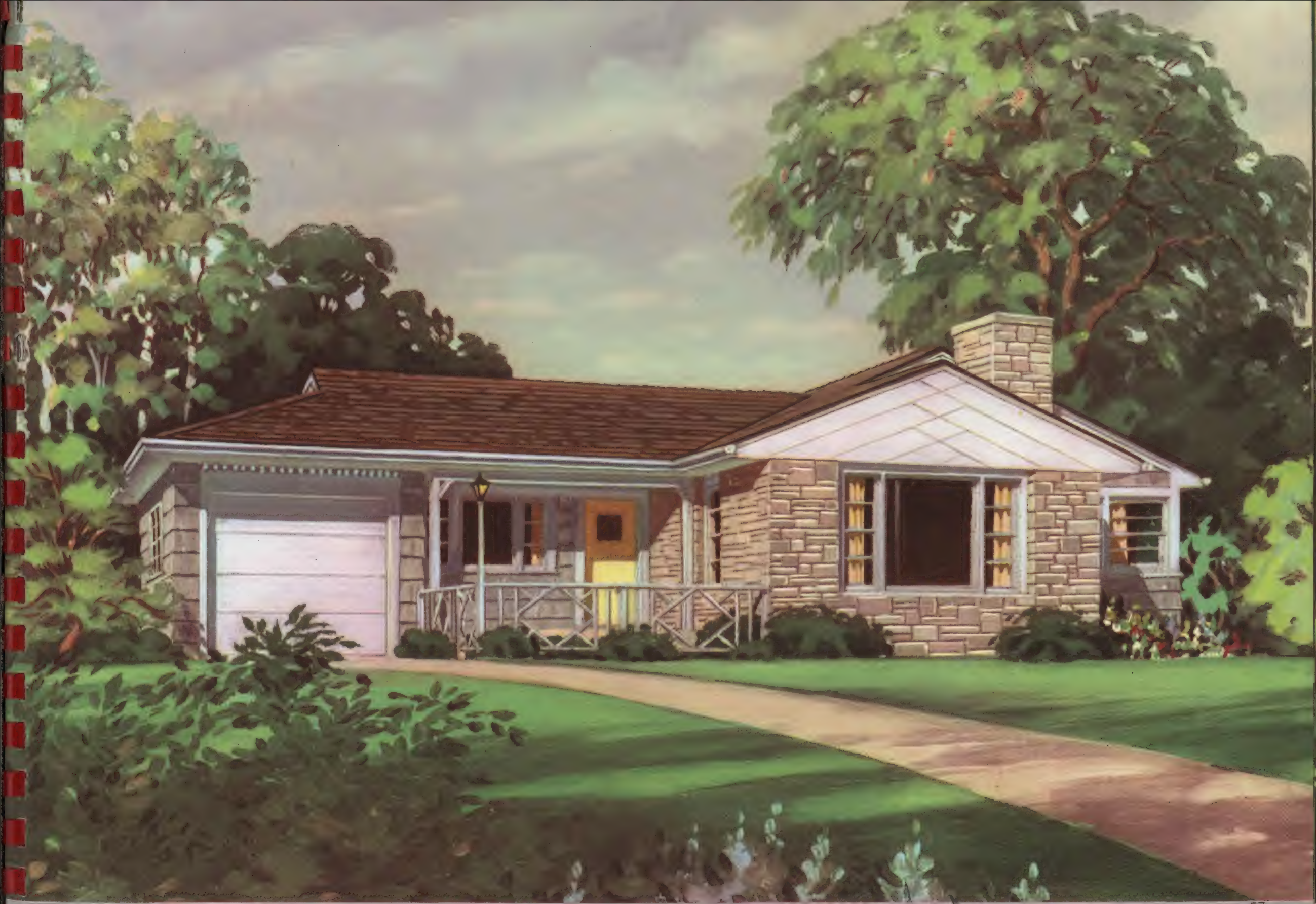
**The sheltered front porch** and old-fashioned dooryard formed by the L of the living room and entry area of this home has long been a favorite of home owners across the country. Here we have up-to-date single-floor planning while retaining the cottage charm of homes built many years ago. The attached garage and close planning of the rooms about a central hall space make this a step-saving house, easy on the homemaker. And here is another house with the L plan in the kitchen, arranged for meal preparation with

a minimum of effort. The external architectural effect suggested in the artist's rendering, combining natural stone with inexpensive wood shingles, is most pleasing.

### DATA

Living area, plan 1, 1,069 sq. ft.  
plan 2, 1,100 sq. ft.  
Garage area, plan 1, 253 sq. ft.  
plan 2, 276 sq. ft.  
Porch area, either plan, 54 sq. ft.









Far left—A bedroom is more than a place to sleep, should be a nook to spend pleasant, quiet hours. This room, done in Colonial serenity, is such a haven. Left—An unused attic often solves the problem of where to find that extra needed bedroom space. Here gypsum board makes a ceiling between the rafters; fluorescents above a glass panel light the room; standard kitchen cabinets are used for storage; a pair of bunk beds hide behind the curtain at right.

Below—Sedate wood-veneer paneling gives a manish atmosphere to this den-bedroom. Such a room makes an excellent spot to work, hold bull sessions, sleep when the day's work is done. Often the den-bedroom can be reserved exclusively for guest sleeping.

## bedroom . . .

have two twin beds separated by a space, two twin beds pushed together, a single double bed, or even two double beds?

If you don't have built-in drawers in a bedroom closet, there should be wall space for at least a single four-drawer chest somewhere in the room, for clothing and personal effects. Window seats make wonderful storage spots for clothes and for toys, also offer additional lounging space when friends visit; and, in emergencies, extra sleeping space.

When considering the size of a bedroom in relation to the furnishing to be used in the room, a certain amount of space has to be allotted on all sides of each unit. All items of furniture require an allowance of at least 3 inches between the piece and the wall. A bed should have one side at least 1½ feet away from a wall or other piece of furniture, should have at least 2 feet clearance at the foot. A chair requires at least 2 feet of clearance at the front, a night table the same. Chests or dressers need a free space of 2½ feet in front; a closet should have this much clearance in front of the door.

These clearance requirements do not have to be added—a chest facing the side of a bed for instance does not have to be a total





Below—In today's small homes, planning frequently requires that two children's bedrooms double as a playroom. Folding doors that can be opened during the day, closed at night, provide a happy solution.



An attic bedroom can also serve as a recreation area. This cheerfully decorated room, for Coke sessions, music, TV watching and games, keeps noisy activities out of the more quiet parts of the house.





# bedroom . . .

of 4 feet ( $1\frac{1}{2}$  for the bed,  $2\frac{1}{2}$  for the chest) away from the bed. The minimum  $2\frac{1}{2}$  feet for the chest automatically gives the bed more than its minimum of  $1\frac{1}{2}$  feet clearance from the chest.

We have been speaking in terms of minimums. Many families are interested in going in the luxury direction. It is possible to be much more elaborate in bedroom design than we have so far discussed, and often without straining the budget to the breaking point. It has become common to luxuriate in the design of the master bedroom by including a master bath and a dressing room as part of the area. Often a separate dressing room can be achieved by cutting a few inches from the bedroom proper, judiciously planning closet built-ins so that a slightly enlarged closet becomes a dressing area. Sometimes part of a hallway can be utilized. When it is not possible to include a separate bath for the bedroom, it frequently is possible to have a door from the bedroom opening into the main bathroom merely by a rearrangement of the fixtures.

## DESIGN NO. 7609

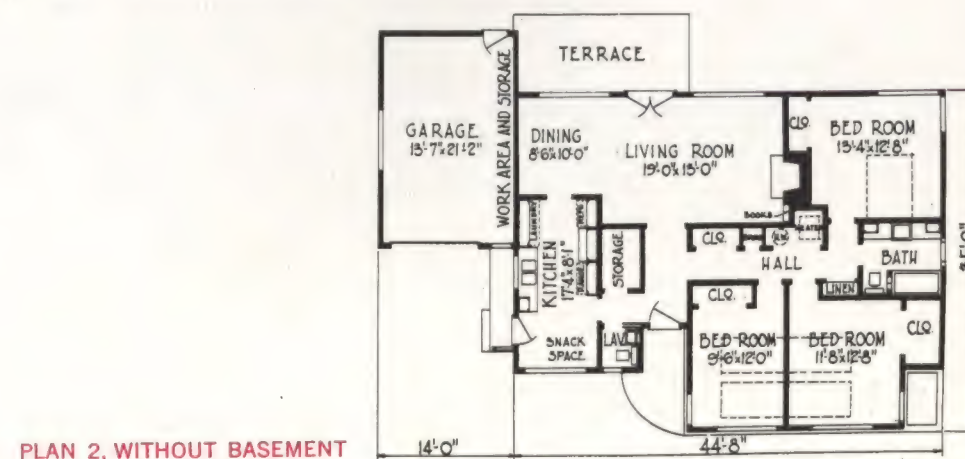
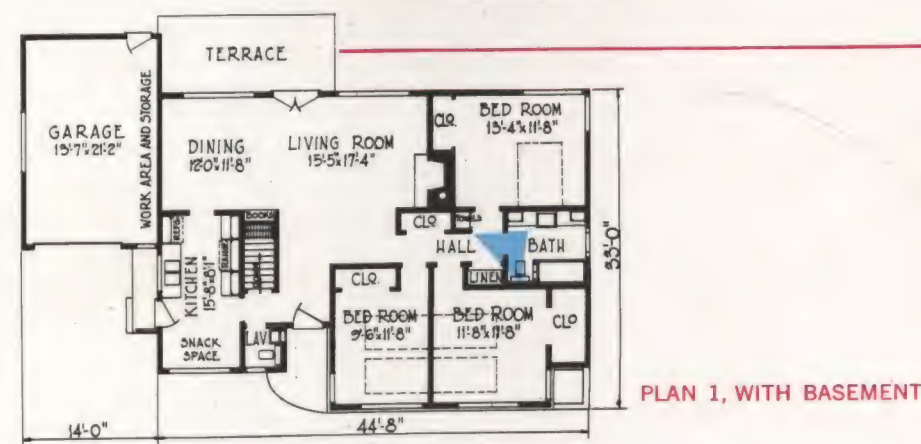
**Well planned circulation** is an outstanding feature of this three-bedroom home. Living and work areas are effectively isolated from the sleeping area, and either wing of the house can be approached from the front entry without disturbing the other area. The half bathroom at the front, for use from the living room and kitchen, completes this functional separation. The kitchen is blessed with two traffic lanes so that interference can be kept out of

the work area during the crucial hours. Living and dining are placed discreetly toward the rear, enhancing the family's privacy and making possible full appreciation of a yard with a view.

## DATA

Living area, plan 1, 1,351 sq. ft.  
plan 2, 1,396 sq. ft.  
Garage, either plan, 308 sq. ft.

Suggestion for the  
bathroom — built-ins









# Nothing's mysterious about circulation

When architects and builders start to talk circulation to the average home owner or prospective homeowner, the client almost immediately begins to develop an inferiority complex in regard to his knowledge on how a home should be designed. Up to now he supposed circulation had something to do with a newspaper.

Circulation in a home is really a simple enough thing: It has to do with the flow of people between the outside and the inside and between the rooms of the house. Good circulation permits persons to move about without interfering with the relaxation or work of others in the house.

The best circulation offers alternate paths between points. If you enter at the front on your way to the bedrooms or the kitchen, and are forced to pass directly through a group in conversation around the fireplace, there is something lacking in circulation. An affiliated problem concerns the distances you have to travel. A well designed plan can cut in half the number of steps the family has to take in getting from one area to another

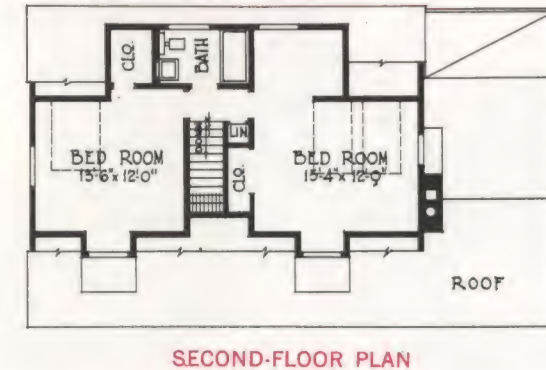
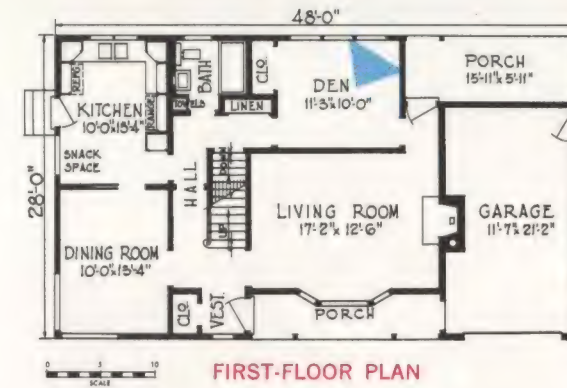
## DESIGN NO. 7506

**The Cape Cod** is ever with us, perennially one of the best-looking of homes when as well designed as this one. This 1½-story design has two large bedrooms and full bath on the second floor, a den-bedroom and bath on the ground floor. The plan is a formal one, with big separate dining room, big U-shaped kitchen, a hallway making a strong separation between living and work area. The large bay window adds cheer to

the living room. Sheltered porches offer comfortable protection for both front and rear entrances. A third entrance, for service, opening into the kitchen, facilitates deliveries.

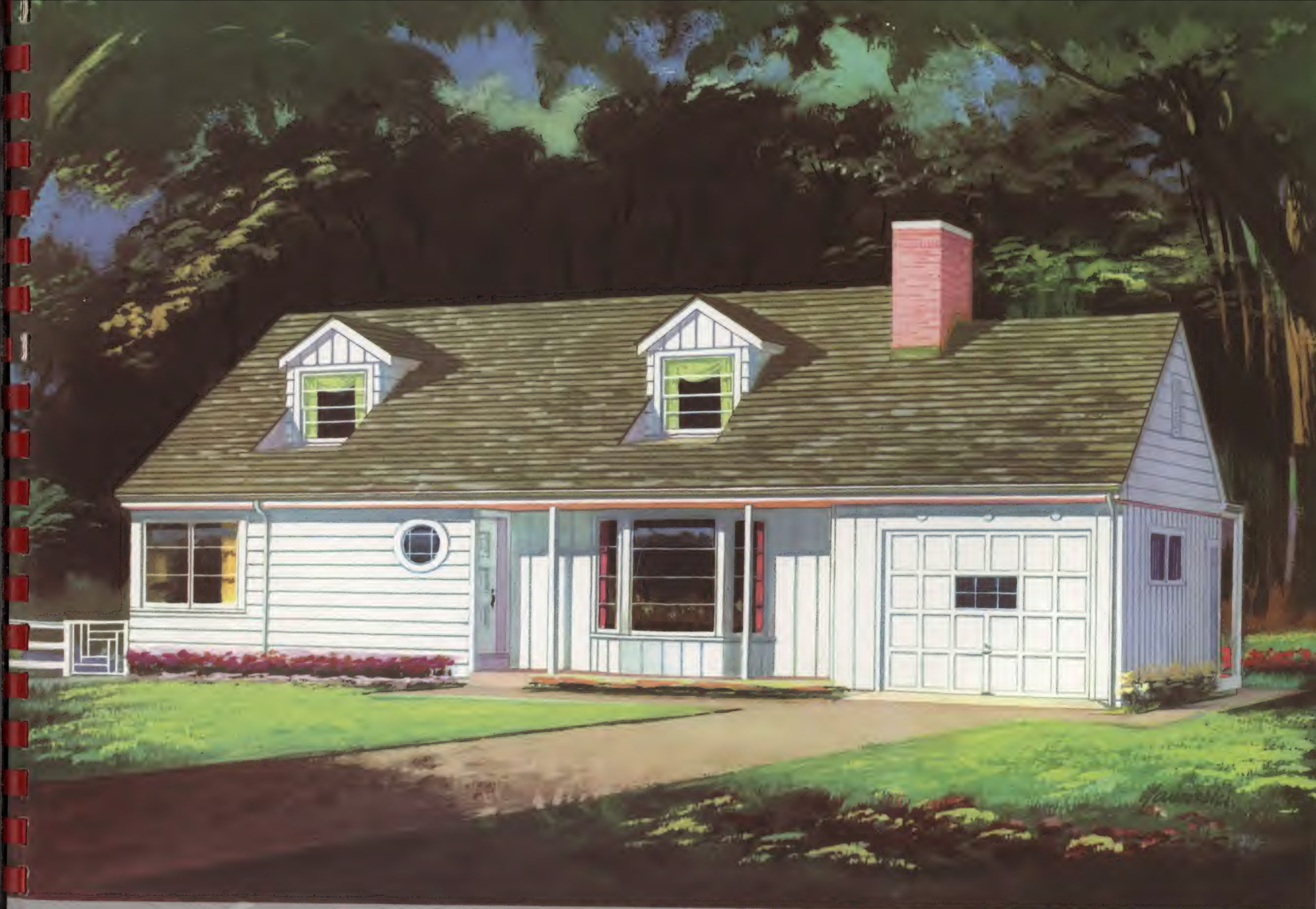
### DATA

Living area, 1st floor, 917 sq. ft.  
2nd floor, 632 sq. ft.  
Garage area, 264 sq. ft.  
Porch area, 166 sq. ft.



The den makes a good spot for watching TV







## circulation . . .

—from kitchen to bathroom, from living room to bedrooms, from front entry to dining room.

The solution to any room-to-room or area-to-area circulation problem must be a compromise between maximum economy and maximum convenience. The smaller, compact plans are the most economical, but in them circulation and privacy may get the short end of the bargain—for it takes floor space to provide both of these features, and floor space costs money.

Individual needs and preferences will make a great difference in evaluation of plans. A house used by only two or three people needs much less consideration for privacy than one for a larger family. A family of five, with sons and daughters, needs more bedrooms; but the fact that adults and children may be entertaining at the same time may call for functional areas that can be isolated from each other. Such plans, including dens, playrooms and recreational areas, will require much more space and rather costly attention to circulation.

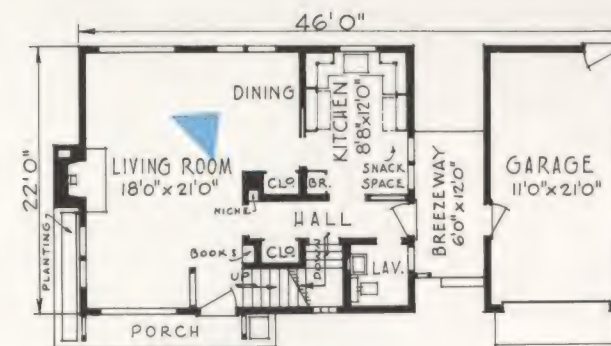
### DESIGN NO. 7408

**Since this is our only** full two-story home, we have picked out a distinguished design—the plan is simple; circulation between the rooms is excellent on both floors; the U-shaped kitchen plan is the homemaker's dream. Direct access to the garage through the breezeway provides maximum convenience and protection in use of the car. There are bath facilities on both floors. The bedrooms are generous in size, and

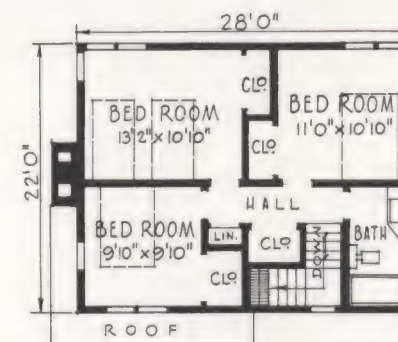
closet provisions leave nothing to be desired. The frosting on the cake is the exterior design—it's a really handsome house that will stand proudly in any neighborhood.

### DATA

Living area, each floor, 616 sq. ft.  
Breezeway area, 72 sq. ft.  
Garage area, 264 sq. ft.



FIRST-FLOOR PLAN



SECOND-FLOOR PLAN



Dining corner can appear as part of living room







# *if you have plenty of room...*

Perhaps you have enough room available so that you have no restrictions on the size of your kitchen—no restrictions in the use of your imagination in making this room the most comfortable, the most convenient that modern ideas can devise. Then, if the budget allows, you can indulge your every fancy—you may want two ovens if you do a lot of baking; you may require greater range capacity than the traditional four burners; maybe



At left, another family-room fireplace at one end of a large kitchen. When you have literally "space to burn," the fireplace can be a pleasant added factor in family closeness.



Above, we have here an L-shaped kitchen with adjacent dining area and family room. There is a strong feeling of spaciousness, doubly accented by the large two-way open fireplace.



At right we have a large kitchen of the corridor type. Sink (background) is a U-shaped work center in itself. Spacious countertop, generous drawer space are usable from both kitchen and dining sides.





This kitchen can be the gourmet-chef's delight. There are two ovens and a rotisserie broiler built into the wall, wall-hung refrigerator-freezer at the left. Handy cabinet on casters can be wheeled anywhere for convenient meat cutting, salad making.

There is more here than meets the eye, for sink and refrigerator are around the corner. The island cabinet in the center provides countertop space for both the kitchen and the dining area.



Above—A truly luxury kitchen with second sink adjacent to the dining area. This makes it possible to separate food preparation center from the cleanup center.

you will want to have a large built-in refrigerator-freezer right in the kitchen; perhaps two sinks would be in order; or maybe your meal preparation habits require acres and acres of countertop space—for special requirements such as these you need the larger kitchen, with plenty of available wall space for cabinets and appliances, larger-than-average amount of floor space.

When you have plenty of room available, the family room adjacent to the kitchen also comes in for consideration. Two of the photos on the facing page show portions of family rooms.





The U shape lends itself well to a small space. Here we have range, oven and sink in a tight triangle, built-in refrigerator-freezer close by at the right. Space-saving breakfast bar extends the range counter.

Another U kitchen in a space-saving arrangement. Durable, hard-plastic countertops add a colorful touch to the natural-wood cabinet background.



Here is a "shorty" corridor kitchen, condensed sufficiently in length to provide the space for a porch snack area. Yet the kitchen is roomy, for the space across the corridor is generous. Refrigerator is out of the picture at the lower left.

## KITCHENS

### *if your space is tight...*

Even though you have but a small area available for your kitchen, with good planning it can be a haven, a highly efficient work center for the homemaker. The six kitchens shown on these two pages fall into the medium and tight categories, but space is used so effectively that none of them gives any impression of crowding. Food-preparation center, cooking center and refrigeration center in each are compactly arranged; yet there is sufficient countertop work surface that meal preparation is in no way handicapped.

A distinct advantage of the smaller type of kitchen is that in most cases the work area must be allotted to the kitchen chores and nothing else. Refrigerator raiders, overhelpful husbands, and



Almost a kitchen in a nutshell — but all the ingredients are there in a very minimum of space. Sink is just behind the breakfast bar. There is a substantial countertop area, and the bar serves as countertop space, too



children with toys must learn early in the game that there is no room for unauthorized traffic. This is the Queen's domain, and interference may mean late meals or no meals at all.

A small area for the kitchen usually means that the adjacent eating area is also limited in space. Often there is no room for the traditional breakfast nook with its separate chairs and tables. The best space-saving solution, as suggested in several of the rooms shown here, is to have a breakfast bar serving as one of the kitchen dividing walls, up to which chairs or stools can be pulled. This conservation of room adds to the area available for the necessary formal dining space where relaxed family meals can be served.



This delightfully bright yellow kitchen is a cheerful place to work, and the compact L arrangement assures Mother of a minimum of interference. The attractive wood-paneled walls are easy to keep clean, furnish a pleasant contrast for the cabinet color.

The refrigerator in the small kitchen below is accessible for convenient loading from the breakfast bar, also readily available for snacks. Mother is safe from interference.







A neat trick—an island in the center of the kitchen holds sink and dishwasher, making a convenient focal point for meal preparation and for the after-dinner cleanup operation.



Above—A sit-down sink with range top across the counter from it, condiments and utensils within easy reach above—makes the meal preparation task less of a chore.

Below—It's the little things that can make life more pleasant—the built-in slide table for a quick snack, planting box under the window, storage cabinets facing two directions.

Right—Here is a laundry in an alcove just around the corner from the kitchen—telephone niche in between is at the point for most convenience for a busy homemaker.



## KITCHENS

### *something special in kitchens...*

Your kitchen can be more than just a place to cook and wash the dishes—there are many special little touches that can make it an enchanting work place. An island sink, for instance, makes it different from all other kitchens. Plantings add life and glamor. A corner for your “office work” can make a pleasant spot to take a break while the pots are boiling. The special touches are something to keep in mind, for one or more is gratifying in any kitchen, be it large or small.





Left above—This work-planning center at one end of the kitchen is inconspicuous, folds out of the way when not in use. Left—Here's a refreshing idea—range top doesn't have to be in conventional counter.

Above—A kitchen with imagination. This in-line arrangement of the three work centers, three steps up from the regular room level, discourages children from getting in the way during meal-preparation time.



## KITCHENS

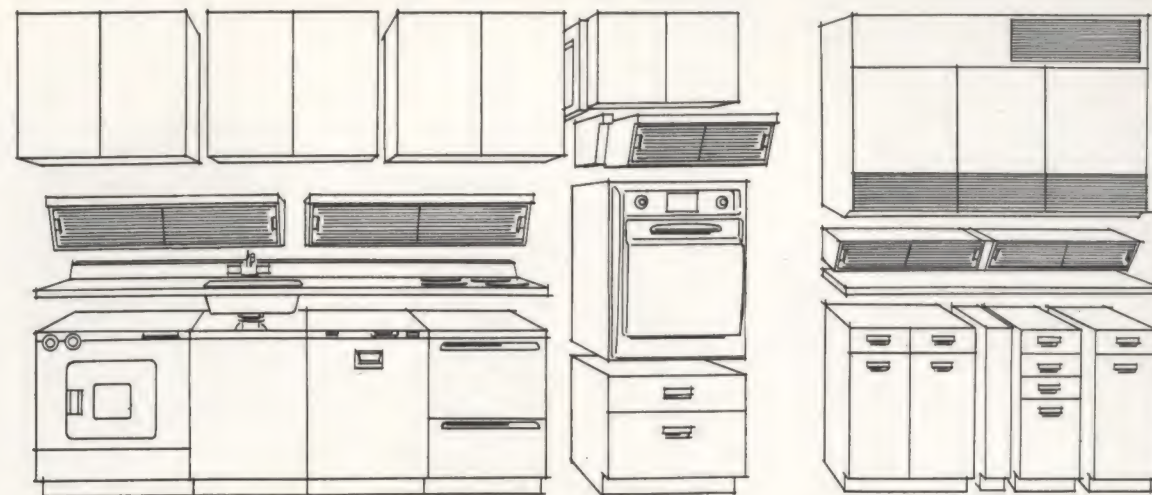
### *which way goeth the kitchen?*

You have seen some of the best planned and most exciting kitchens in history on the preceding pages—modern kitchens, convenient kitchens, colorful glamorous kitchens, where it is a pleasure to spend the workday hours. And kitchens are getting even more exciting, a greater pleasure to use. On these two pages we present one of the very latest approaches to design in a kitchen now available completely in modular units that can be arranged in an infinite number of combinations. This is a kitchen of the future that is here now.

The other is a kitchen of the future that is still to come, for, though it is more than an engineer's dream, although the display units actually are in operation as shown here, costs have not yet been brought down to the point where this kitchen can be built in mass production.

The modular kitchen units shown are available in a large range of color combinations. All the appliances considered important for a kitchen of today are included—range, refrigerator, freezer, oven, sink, dishwasher, garbage disposer unit.

The kitchen of the future, in the version shown here, takes much of the work out of the job. The refrigerator moves up to the most convenient height for use, can be loaded from outside the house; an automatic gadget orders your groceries by direct communication between home and the grocery store; cooking is done electronically.

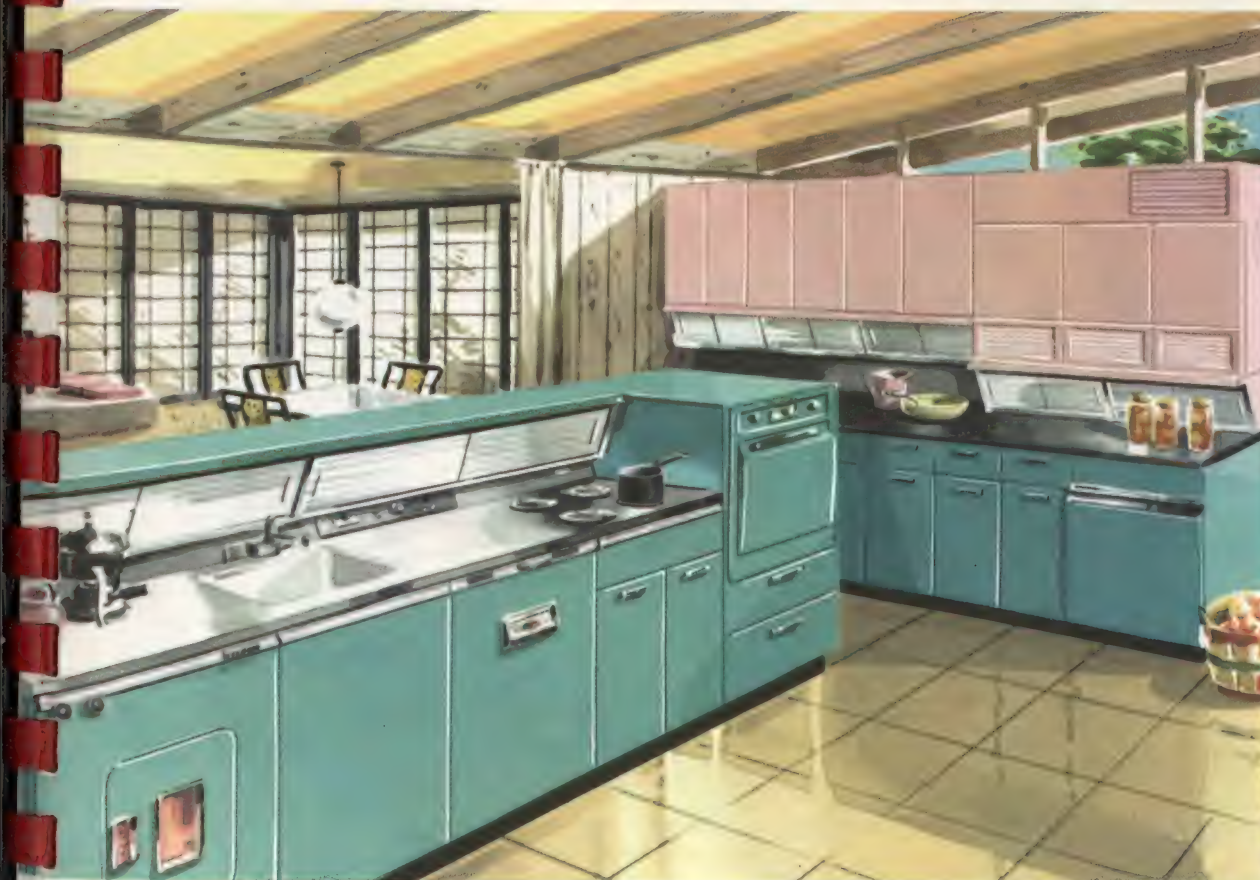




The modular kitchen is shown below and on the page at the left. The outline drawings show how the appliances and cabinets are divided, and how various combinations can be arranged. A combination washer-dryer is at the far left; sink, range and oven units are in the center; refrigerator unit is at right. Refrigerator and freezer are placed at shoulder height for non-stoop use. The complete kitchen shown in brown on the opposite page serves as a divider between the work area and the large, open living-dining area. The pink-and-turquoise kitchen just below is also made up from standard units, showing how color combinations can be tastefully made. These modular units permit expansion of the kitchen in any manner desired—more cabinets, additional oven or refrigerator units, greater range capacity.



The kitchen of the future, as proposed by one manufacturer. In color below—large, flat cooking surface is cool to the touch, cooking is electronically accomplished. Broiling, too, is electronic, and done in full sight. Refrigerator serves as counter when not in use, raises to usable height when necessary, as in photo at right. Push-button planning center includes hands-free phone.





# *the better to use your kitchen . . .*

To make your new kitchen truly a Dream Kitchen, there is much more to it than a convenient floor plan and a tight "work triangle." There are a multitude of work-saving gadgets, racks, special shelves and other accessories that contribute immeasurably to reduce your kitchen fatigue. Most of these items are of standard construction and fit into standard kitchen cabinets. Many of them are supplied by the manufacturers of the cabinets. With them it is possible to have a special corner for every special-use piece of equipment in the kitchen, so that things are easy to keep in apple-pie order, so that the soap powder, the towels, the condiments, the trays and the cutlery are always exactly where you want them to be.



The Lazy Susan takes advantage of waste corner space in both upper and lower cabinets. The shelves turn in a full circle, permitting almost the entire corner to be conveniently used for storage.



The sliding shelf is similar to that found in an office desk. Of hardwood, it makes an excellent cutting surface for vegetables and meat, saves countertops from scratching by sharp knives.



Here is a rack especially designed for condiment storage. There's less spilling.



You can even use the doors of the cabinets for light items. Spices are suggested.



This cup hanger conserves space in the cabinet, avoids chipping, breakage of cups.



Standard-sized metal bread boxes are available to fit inside of standard drawers.



A pan rack prevents scratching and denting of utensils, conserves drawer space.

A rack for your soap powder and dish cloth keeps them handy and out of the way.



The quick sliding towel bar conceals towels, making a neater appearing kitchen.



Shallow sliding trays eliminate reaching in back of the cabinet to get small items.



Knife and fork trays are available to fit standard drawers, keep pieces in right places.



Sifter-dispenser for flour or sugar is available. This offers convenience, protection.



Bulky vegetables can be stored quickly and safely in these bins, avoiding bruising.



Efficient dividers for tray storage contribute to neatness in your new kitchen.



Sliding inner drawers make this cabinet more convenient for reaching items at the back of a drawer. The space is large enough to take eight drawers of the size shown here, giving even more capacity.



Compartment bins that just fit into your drawers. Convenient for sugar, flour. And your mixing machine is quickly accessible when mounted on this shelf patterned after an office typewriter holder.



This housekeeping harbor puts an end to scattered unhandy locations for household cleaning supplies. The unit fits in place with standard cabinets, is tall enough to match top line of cabinets.



Special shallow step shelves make it convenient to reach small packaged items such as puddings, condiments, baby food, soups. Full height of shelf area is used; there is no reaching behind.



Right—You eat here and you relax here. This room, next to the kitchen, has the added coziness of a fireplace. Move the table and pull up the easy chairs for an evening of TV watching.

Far right—A basement room for the family. Folding panel doors can be left open or closed. Snack bar at the left makes this a perfect party room.

Below—Another basement room for games and fun. The compact heating plant fits into a small alcove, permits the floor space to be used to full extent.



## LIVING

### *a place for family living . . .*

We have already discussed the family room as an adjunct to the kitchen. Actually the family room can be anywhere in the house—a basement is a favorite place (where it usually goes under the name of recreation room); it can be in the attic; frequently a bedroom or den doubles as a family activity center. Basements and attics are notable candidates for conversion when expansion space is needed, when a remodeling project can be scheduled in the family budget.

Informality is usually the keynote for a family room. This is a place reserved for fun and activities. Some roughhousing is inevitable—hence the need for ruggedness in decor and furnishings; the room should be able to take a beating on occasion, and all ages should feel the freedom to relax completely when there.





Above—Here is another family recreation area just off the kitchen. Fine clay tile makes a rugged floor that will stand up under any kind of hard use. The maintenance problem is nonexistent.



Left—Another fireplace and more mellow pine paneling lend informality to this family activity and dining room just off the kitchen. Louvered doors add enchantment; those in chimney form cabinet.

Above left—A really all-purpose second living room. Six bunk beds make this a home where the family need have no qualms about inviting overnight guests. A cheerful fire provides a background for an evening of activity, then a cozy flicker to lull the sleepyheads.





The walls of the pine-paneled living room above, painted in soft colors, offer a perfect background for the greenery of the planting wall and for bright accent colors in the furnishings.



The room at the left has walls of gypsum wallboard, brightly and delightfully painted. Modern furnishings fit comfortably into this atmosphere, without any feeling of stiffness.



Glass, one of the oldest of building materials, is used to give excitement to this large, colorful living room. Furnishings are in perfect harmony with room coloring.

## LIVING

### *formal living room . . .*

Good taste in decorating—harmonious selection of furnishings and colors, these are the keys to pleasant living in the formal family living room. We have available many new materials for interesting wall textures as well as the old standbys, wood paneling, plaster walls, gypsum board, glass. The time-honored materials can be used in a thousand new ways to create beautiful backgrounds; accessories such as mirrors and draperies can be used with wondrous effects to give depth and beauty to a room.





Fine oak flooring blends with beautiful tawny drapery fabric to provide a sumptuous combination living and dining area. Oak flooring keeps its beauty under children's hard wear, imparts a feeling of warmth and comfort.



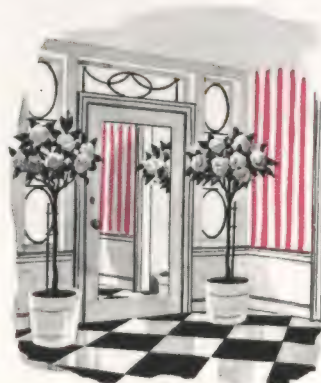
**IT'S ALL DONE WITH MIRRORS—SOLVING SOME TOUGH DECORATING PROBLEMS:**



To enlarge a small hall



A mirror in a mirror frame



To add charm to the entry hall



Added interest over chest or buffet



Mirror magic adds to music magic



To catch soft candlelight reflection





Above—The beauty of stone is enhanced and softened by the enchantment of well planned decorative lighting in this dining area. Living room is open to dining; kitchen door is at left.



## DINING

### *interesting dining...*

Dinner time is a time for serenity—the surroundings should be calm, peaceful. This means quiet coloring, good lighting, enough room to move around the table or to sit at the table without crowding. The family dining area can be a part of the kitchen, adjacent to the kitchen, a part of the living room, a separate room in itself—the location does not matter (except that the room should not face a busy street or other public area) as long as the basic requirements are met. We show here five rooms that are examples of serene dining areas. It is evident that the selection



Right—A quiet dining room. Walls, ceiling and floor combine soft colors; lighting accents the table area at mealtime. Draperies pull over large window area to exclude outside distractions.

Modern furniture and walls of pine paneling are teamed up for this crisp but warm dining room. Paneling stays fresh and clean with minimum care.



The clay tile floor in this dining room lends an air of formality, stands up under any kind of spillage or mess that the children can devise. Coloring harmonizes well with walls, draperies.



Here is a dining room that serves well for formal dining and for breakfasts, lunches and snacks. Again, mellow Western pine paneling creates an atmosphere of quiet serenity.



of background and floor materials presents a wide choice—even stone work can provide an aura of pleasant softness if the lighting is right.

Many dining areas are used both for formal and informal eating—this tends to be the type of room that is open to the kitchen and where a breakfast nook has been omitted. To keep in the spirit of formality for family dining or when guests are present, a folding door can be included as a separator between the rooms, to be closed when the occasion demands.





A pleasant inglenook beside a large bright window area. Mellow oak floor contributes to the comfortable feeling.

Here is a large living room with an entire wall devoted to floor-to-ceiling windows. The luxury look of large window areas is actually not costly, often less expensive than standard stud-wall construction.

Pecky cypress sets off a rugged outdoor scene through this expanse of six casement windows. Here is an informal room where the family can be at home.



*windows to make cheerful rooms. . .*

There is nothing like a generous expanse of glass to bring cheer to any room in the house. Window design has advanced so greatly in the past decade that home designers and families have come to look to the "fenestration" of a home as almost the most important factor in both external and internal appearance and charm. The



picture window has become an accepted part of the American landscape, bringing beautiful outdoor scenes and better daylighting into the rooms of today. Well made, precision-built sash, double-paned glass, balanced proportions have given us these advantages without the problem of drafts and cold rooms on even the coldest days. Better heating methods have also contributed, releasing heat underneath large window expanses to provide a warm curtain of air at the point in the room where heat loss is likely to be greatest.



Here a large double-paned window brings in a refreshing outdoor terrace scene. Convector under window provides a warm curtain of air over the glass expanse on the cold winter days.



Windows bring life to the bedroom, too. They can bring in a cheerful outdoor scene during the day; draperies can be pulled over the glass area for privacy during the evening hours.



It's a sun porch, and the sun can stream in through the windows from the south and the west most of the day. Indeed a wonderful spot.

Here big windows and sliding glass doors open the living room to the outdoor terrace. Such indoor-outdoor living has become an important part of the American scene.





## STORAGE

### *solving the storage problem . . .*

There are nine basic household activities requiring storage facilities—sleeping and dressing, personal cleanliness and sanitation, food preparation and preservation, serving food and dining, family recreation and self improvement, entertainment of guests, housekeeping activities, care of infants or sick, operation of utilities. Everything that we do in the home involves an accumulation of possessions necessary for the doing. None of the possessions is in constant use—with the possible exception of clocks, which have to keep running even if we aren't looking at them—so we have to provide a hiding place for everything.

The more interests we have, the more people there are in the family, the more storage space we require. With most families, almost every member has an entirely different set of interests, different hobbies, different sports participations. And of course each feels that he is entitled to a private spot for his own equipment.

Too often, adequate storage has been considered more of a luxury than a necessity. Space behind doors, nails pounded into



**for the bathroom**—A wealth of storage space is created in this bathroom by means of standard wood cabinets and drawers. In the lower photo, the space that might be allocated to a conventional linen closet is much more efficiently used. Drawers take small towels, washcloths; shelves behind doors are for big, thirsty bath towels, sheets, pillow-cases, bulky items such as bedspreads.





walls, tops of mantels, phonographs and refrigerators have been assigned the job that is rightfully that of cabinets, cupboards and built-in shelves. Stairways have from time immemorial served as broom closets, contributing greatly to the hazards of living in a house.

It has been generally accepted over the years that the builder of a home would provide assigned space for the storage of food, dishes, books, and clothing. But only in recent years have we accepted that we must plan beforehand for space to put away toys, the baby's playpen, game equipment, ice skates and ironing boards.

Convenience is the major consideration for all storage space: an economical, adequate, easy-to-use and attractive place should be provided for every article to be stored, with some allowance for changes in the types and amounts of stored materials. Flexi-

**for the bedroom**—Even your bedroom closets can be built-ins. Milady's vanity, installed under a window or in a mirrored recess, is provided with ultra-convenience by drawers below. Short items on hangers do not require space from floor to ceiling, as evidenced by the open closet in the upper photo. In the attic—fir plywood storage unit shown at right cleverly uses the ceiling slope to accommodate clothes, books, radio, luggage, writing desk.







*Living for Young Homemakers*

## STORAGE

bility in storage space is as important as flexibility in activity space.

The amount, kind and location of storage space is influenced not only by the articles to be stored and the type of dwelling, but by the climate. Temperature and atmospheric conditions affect requirements for such materials as fuel, rubber, furs and woollens. Regional variations are dependent not only on climatic conditions (hot, cold, dry or damp), but on natural resources (types of fuel, types of food, either home-produced or stored in bulk) and geographical conditions (types of recreational equipment, clothing and bedding).



**for the living room**—Above and below are two interesting solutions to the problem of living room storage. Hi-fi phonograph and radio equipment is installed here; there is generous extra room for storage of games, books, surplus sofa pillows. Piano above is interestingly framed. In lower photo, office corner hides out of sight when not in use.



**free-standing built-in**—Bright colors, modern design make this shelf and cabinet design an asset to the decor of any living room. It holds books, records, knick-knacks, has a fold-down desk with drawers and cubbyholes for correspondence, pen and ink.

**as a room divider**—A built-in cabinet can serve as a divider between two rooms, can be a distinct decorative complement, can serve as additional storage capacity. This unit, placed between dining area and living room, holds chinaware. Interesting glass panels accent the greenery.



Chests, buffets, trunks—all are still considered legitimate storage facilities, and can be used to contribute versatility to your solution to the problem, adding capacity where needed, being removed to create extra floor space when certain storage problems cease to exist. But there is almost no storage problem that can't be solved through the use of built-ins, and built-ins have come to be considered indispensable for every room in the house.

It is surprising how many built-ins now are available in standard sizes—drawers and doors to fit in corners thought useless, cabinets that feel at home whether placed in the kitchen or in the bedroom.

Your built-ins can add spark to the decorating scheme too, for they become an important part of the atmosphere. Judicious use of color can make them blend unobtrusively into the room or stand out as the most interesting decorating accent. Living with built-ins can be pleasant and convenient.



## BATHS

### *glamor in the bathroom...*

Use of colorful tile, paint, wallpaper, wood paneling, beautiful plastics, unusual mirror shapes, modern bathroom fixtures in white or in color contributes to greater charm and exciting beauty in the bathroom of today. And it doesn't cost any more to have an exciting bathroom than it does to have a drab uninteresting room. In the bath that is merely an arrangement of the three basic fixtures, it costs just as much to rough in the piping, install tub,



Above—A really masculine bathroom corner. The calm, strong tones of the wood-paneled walls and cabinet contrast elegantly with the plastic-surfaced counter. It's a most pleasant spot for the male morning shave.



Right—Ingenious use of pattern in tile arrangement lends this room an air of high style. Three shades of brown in a Harlequin pattern make an exciting background wall. Counter is tile; floor sunburst is made up of three shades of tile.





toilet and lavatory, and to decorate the room. The glamor that you achieve is in the selection of colors, use of interesting tile patterns or wallpaper, interesting uses of countertops, shelves. Even the way you hang your towels in the bathroom has a great deal to do with the appearance of the room. We show you here four more pages of bathroom ideas, with the accent on glamor. You will note that each room is highly colorful, something of which manufacturers are more cognizant today than ever before.



An example of the almost infinite variety possible in combining colors, using standard manufactured components. Of the four versions of the lavatory-vanity ensemble shown here, no two cabinets, countertops or lavatory units are the same color. Many more combinations are available from the manufacturer. And look at the additional variation you have open to you through wall and floor treatment!







## BATHS

Every maker of tile, cabinets and bathroom fixtures produces his wares in a fascinating array of shades, varying from soft, delicate pastels to the brightest and richest of hues. A bathroom can be a strongly masculine room or a fluffy, feminine type of place—this may have great appeal to a family whose budget is large enough to permit separate “his” and “her” bathrooms. Most families, however, have to be content to share the bath, but the colorful compromise can be a room that both sexes find it a pleasure to use, and

Left—The double lavatory is a well established space saver where bath space is at a premium. Large plate-glass mirrors make the room seem twice as large as it is. Tub has elegant enclosure of structural glass.



The mirror doesn't have to be over the lavatory. Full-length looking glass and niche for shelves give this bathroom a character all its own. Wall is structural plate glass.

This bathroom tears a page from an old Roman book. The bath is a completely tiled enclosure. This kind of a tub can be made any size, any shape you wish. Shallow cabinet over lavatory counter is new approach to storage for medical supplies.

When bathroom or powder room space is tight, there is nothing like the corner lavatory to save room. The unit shown here is adequate, even for a shampoo, and the beautifully tiled room seems spacious.







Left—Tiled walls, floor and countertop combine with a large mirror to make this a handsome and colorful bathroom. Abstract pattern creates a modern touch.

Below—An exciting bathroom for a family with small tots. Elephants and monkeys on the wall, splashproof tiled walls and floor make a circus out of cleanup time.



to show off to guests. Nor does the room have to be huge to have magic in it. We have already shown you some exciting space-saving bathrooms in an earlier part of this book. Proper use of colors, an original idea here and there, are the most important factors. Beauty in the bath is important, for we all spend a good many hours here. Perhaps a new, exciting bathroom is all you need to encourage the younger set to take that daily bath, or to wash up before meals without the usual protests.





## IDEAS

# *a little ingenuity— a full life*

### seven good ideas for the home

Left above—A sewing corner with tiled counter, wood cabinets, pull-out shelf makes a permanent location for the sewing machine. Below—Eliminate morning bathroom conflict with a bedroom lavatory for Mother. Right—You can do wonders with an unused attic—a studio living room, even a complete apartment with space for dining. Wall and ceiling materials are insulation-board tiles and simulated pine paneling of gypsum board. The workshop corner could be in the garage, basement, utility room—cabinets are standard kitchen units. Fun for the kids in the nursery or playroom can be supplied by the neat table-and-chair set built of fir plywood. At far right, the laundry chore can be made pleasant with colorful tile, a large window, plenty of easily cleaned counter space.



It's the bright new ideas in the home of today that contribute most to making life more enchanting. We must remember that today's home is not merely a series of boxes called rooms, prosaically grouped together and accessible to one another through openings called doors. It is important to take advantage of modern building products, new thought in architecture, new approaches in the use of standard materials—not only to make life more interesting, but to make it easier. There is much space often wasted in a home—more so in an older home than in a new







Above—An unused corner in the living room makes a perfect spot to build in a writing desk and lamp. Hard-wood block floor makes this a pleasant, colorful room.

Right—This front entry hall is given individuality with grooved, natural-wood panels. Overhead glass strip lets the light pour in. Clay tile floor is durable, colorful.

home. Why not take advantage of unused alcoves and corners, unfinished attics, vacant walls, to build in a useful idea, even a hobby? Here are two pages of ideas that are “different”—something that the neighbors don’t have, and most of which are possible of achievement in any home. And this is just a hint of the possibilities. There are a thousand and one thoughts from which to draw, as you can well see as you wander through your lumber dealer’s display room or the shelves and counters of a hardware store or department store—or as you watch the ads in the many newsstand magazines aimed at pleasing the homeowner’s palate. Wood, masonry and glass, wall and floor finishing materials are available in so many new forms—new textures, new colors, new shapes, new patterns are so profuse, so exciting, that it often is difficult to make a choice. You never have enough space to use half the good ideas that appeal to you for your home.





## *The money for your home . . .*

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Very few of us can pay cash for our homes. When we have come to the decision that we are going to build a house, or to improve an older one extensively, we are almost immediately confronted with the question, "Where is the money coming from?" In these days of FHA and VA-guaranteed mortgage loans, and equally generous terms proffered by savings and loan institutions and mortgage banks, it is possible for most families with steady income to own their homes.

The time in life that you are starting to buy a home is an important factor in financing. You won't want to be making payments when you are hobbling around with a cane and a long gray beard. Twenty or 25 years to pay, with payments for a small home down around \$70 a month may look inviting, but will you still want to be paying for your house when you are at the age you will be 25 years from now? Will you even be able to get a loan on such a basis?

Don't go ahead with building plans unless you are sure that a home in the price bracket you have in mind can be paid for in the number of income-producing years you have ahead of you, at monthly payments your budget will stand.



There are a good many necessary expenses to consider as part of home-building costs, even though they may not add to the value of the home. There is insurance on the house, fees for arranging the mortgage, cost of title search on the lot, cost of landscaping and utilities. If you are planning to spend \$15,000 for your house and a lot, consider that these items may take as much as \$700 out of the housing budget before you get started. If you are in a rural district, plan to allot about \$1,500 minimum for well and water system and septic disposal system.

Two old rules of thumb are that the monthly payments on your home should not exceed a fourth of your monthly income, and that the total cost of your home should not exceed two and a half times your yearly income. Start with these and work out your budget for housing and other expenses. If your final figures are not badly off from these rules, and you are able to secure an adequate down payment, you are ready for living in a home of your own.

Down payment requirements vary widely, although you are usually safe if you have enough cash available (and this can include the value of a building lot you already own) to pay one-third of the total cost. Of course, the higher the cost of the house, the higher will be the amount of cash required for down payment.

Where VA financing can be obtained, veterans may be able to obtain financing on low-priced homes for less than a thousand dollars.

The terms of financing that you are able to get vary with local conditions. Like every business, that of lending money is competitive, so it is wise to "shop around" for the best terms before making any decision. Check with at least two lending agencies to get the feel of what it costs to borrow money for your home. Interest rates vary; down payment requirements vary; amortization periods vary—find

out where you can get the most advantageous combination of these factors. We present a table here showing the monthly payments and interest rates on various loan amounts for several different amortization periods. Apply these figures to your own case to determine approximately how much your home will cost you per month and how long you will have to pay.

If yours is a home improvement, the money to do it will not be as critical as if you were buying a new home. Lending institutions are anxious to help you improve your home and to keep it in good condition. If a lender is holding a mortgage on a home, he is especially willing to help, since it increases the value of his security in the property.

When borrowing cash for improvements, limit your loan to the amount you need, lest you be tempted to borrow an excess amount. If you have an "open-end" mortgage on your home, your improvement borrowing is simplified, because this type of mortgage allows you to get back some of the money you have already repaid on the loan without the usual tedious red tape.

If you do not have an open-end mortgage, look into the possibilities of FHA-insured home-improvement loans, or similar loans from savings and loan institutions and banks. Amortization is usually spread over a few years, and the monthly payments are within reach of most steady-income families.

**APPROXIMATE MONTHLY PAYMENTS ON MORTGAGES**

Size of Loan	at 5% interest			at 6% interest		
	10 Years	15 Years	20 Years	10 Years	15 Years	20 Years
\$ 6,000	\$ 63	\$ 47	\$ 40	\$ 67	\$ 51	\$ 43
8,000	85	63	53	89	68	57
10,000	106	79	66	111	84	72
12,000	127	95	79	133	101	86
14,000	149	111	92	155	118	100
16,000	170	127	106	178	135	115
18,000	191	142	119	200	152	129
20,000	212	158	132	222	169	143

Monthly amortization payments indicated here include payments on interest and principal only. Financing charges, FHA insurance, taxes, fire insurance, other costs must be added proportionately.

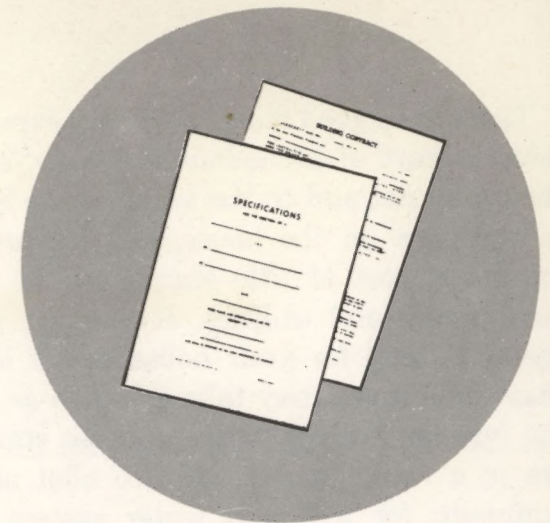


*if you like what you've seen...*



If your family has made a selection of one of the designs presented on pages 6 through 65, your next task is to plan thoroughly on paper all the steps you must take in order to acquire your new home. This is extremely important if you are to be assured of complete understanding and agreement among all concerned with the building of the new house. In the interests of sound and better small home construction, each design in this book was engineered by architects and technicians experienced in the specialized fields of home planning. All blueprint working drawings include the following: basement or foundation plan; floor plans; front, rear and side elevations; framing plans; wall sections and all necessary details.

You may prefer to have your home facing in the opposite direction from the way it is illustrated in this book. For instance, a plan designed for a lot facing east will not result in the best exposure when your lot fronts the west. Therefore, plans presented in the home design section of this book are available either as shown or reversed. **See us for blueprint plans and other information.**



Specifications are statements of requirements to indicate to the building contractor the quality of workmanship and materials he is expected to provide in construction of your home. Specification and contract forms are included with blueprints.

#### NUMERICAL INDEX TO 74 HOME PLANS

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\*Figure in parentheses indicates number of plans available for each design

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 Homes with 1½ Baths: See pages—6-7, 8-9, 10-11, 12-13, 20, 21, 22-23, 24, 25, 26-27, 30-31, 32-33, 45, 46-47, 48, 49, 50-51, 52-53, 60-61, 64-65  
 Homes with 2 Baths: See pages—14-15, 62-63  
 Homes with 1-car Garage: See pages—22-23, 24, 25, 30-31, 38-39, 40-41, 42-43, 44, 46-47, 48, 50-51, 52-53, 56-57, 60-61, 62-63, 64-65  
 Homes with 2-car Garage: See pages—14-15, 26-27, 34-35, 49  
 Homes with Carport: See pages—8-9, 10-11, 16-17, 20, 21, 32-33, 45

\*Includes multi-use room or den that can be used as bedroom

#### INDEX OF DESIGNS ACCORDING TO LIVING AREAS

Area (sq. ft.)	With Basement	Without Basement
900 to 999	16-17	16-17
1000 to 1099	28-29, 42-43, 56-57	28-29, 34-35, 42-43
1100 to 1199	21, 32-33, 34-35, 44	32-33, 44, 56-57
1200 to 1299	22-23, 30-31, 38-39, 45, 46-47, 64-65	21, 30-31, 38-39, 45
1300 to 1399	6-7, 20, 25, 40-41, 50-51, 52-53, 60-61	20, 40-41, 46-47, 60-61
1400 to 1499	8-9, 26-27, 49	8-9, 25, 49, 50-51
1500 to 1599	12-13, 24, 48, 62-63	12-13, 24, 48
1600 and over	10-11, 14-15	10-11, 14-15





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